

**MINUTES OF THE TOWN OF CHESHIRE TOWN COUNCIL PUBLIC HEARING HELD ON  
TUESDAY, AUGUST 12, 2025 AT 7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84  
SOUTH MAIN STREET, CHESHIRE, CT 06410**

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Present:

Peter Talbot, Chair; Deena Allard, Patricia Cramer, Fiona Pearson, John Milone, Walsh, David Veleber

Staff/Guests: Sean M. Kimball, Town Manager; Noelle Shepard, Management Specialist; Town Attorney Jeffrey Donofrio; Jim Jaskot, Finance Director; Mike Glidden, Town Planner

Absent: Jim Jinks, Greg Wolff

Chair Peter Talbot opened the public hearing at 7:00 p.m.

**1. ROLL CALL**

Noelle Shepard called the roll, and a quorum was determined to be present.

**2. EXPLANATION OF HEARING PROCEDURE AND AGENDA.**

**3. READING OF LEGAL NOTICE.**

Noelle Shepard read the public hearing notice. The full public hearing notice is attached.

**4. PRESENTATION ON HEARING SUBJECT.**

**A. Consideration of Sale of 58 +/- Acres of Land Formerly Owned by the State of Connecticut.**

Mike Glidden, Town Planner, Town of Cheshire, provided the history back to 2019. He reviewed that the State General Assembly approved Special Act 19-4. A sales price was established by two appraisals. The property did not get transferred to the Town until July 2022. At the end of the five years, if the Town does not transfer property, then the ownership reverts back to the State of CT. In 2023, the previous Town Council investigated issuing an RFP. There is an additional two and a half acres that would compliment this 58 acres and make it more marketable. The additional two acres have not been transferred, but it has been approved by General Assembly. In December 2024, RFP #2425-11 was issued. The proposals received were reviewed by a Town Council subcommittee consisting of Town Councilors, two members of the public, and members of the Economic Development Commission.

He clarified that in addition to Town Council approval, the developers would also have to go to land use boards IWWC, PZC. The Cheshire WPCA and the CT DOT would also be involved.

He clarified that the timeline to sell the property is until July 26, 2027 unless extended by General Assembly. He explained the zoning of the area.

Dennis, attorney in Meriden, Cheshire resident, explained that he represents 3 Squared LLC. He introduced Isaac Shweky, Phil Doyle, Rob Adams. He explained that they cobbled together a development team, traffic consultant - collective 175 years of experience working on land use matters. They are proposing a restaurant facing the roadway. The primary focus of the development would be a cold storage facility. In addition, a later phase would include business supportive housing units on the southeast portion.

Phil Doyle, Principal, LADA, PC., Simsbury, CT, reviewed the submittal timeline. He mentioned that there were two rounds of discussions with the steering committee. He reviewed the zoning of the area – IC – as well as the

site map. The focus of the development would be on western portion of the property. He explained that there are sit down restaurants that want a presence at the traffic signal.

He mentioned that it will take work to grade out building pad. 25 acres of the property are developable, but the entire site is not well suited. They would plan to build a separate pump station to pump back to the manhole. He reviewed estimated revenue for the Town with real estate taxes.

The proposed cold storage would have office and truck docks facing east inside of the site. He stated that there would not be visibility from Highland Ave. There is also light industrial proposed behind cold storage - 30 feet ceilings. He showed what the proposed housing would look like.

Isaac Shweky, 10 Terrell Farms, explained that he has lived in Cheshire for half his life. The goal is to bring jobs to CT. He expressed the need for food storage places by businesses such as BJs, Whole Foods, Bozzutos. He expressed that he stands with the project. Rob Adams introduced that he was representing Ti Cold, national contractor that builds cold storage warehouses. He showed the Sturbridge, MA facility.

## **5. PUBLIC COMMENTS.**

Ron Naiman, 110 Victoria Drive, explained that he was representing the Board of Directors of Castle Heights Association. He feels it is the wrong thing for the wrong place. He expressed that the neighborhood hears noise from Whole Foods and would get hit from both sides now. He mentioned a petition to block this that garnered 948 signatures.

Bob Irving, 165 Victoria Drive, expressed his belief that his neighborhood was forgotten. He mentioned that Castle Heights collectively pays \$1.3 million dollars in taxes. He expressed concern that he feels there was no community outreach by the Town or the developer. He requested that the Town Council vote no. He further mentioned the possibility of asking the State to give the land to the Town to preserve as open space or at the very least a five-year extension to the deadline.

Truax "Bill" Glass, explained that he served town of Cheshire for 22 years. He expressed concern that he never sees Town Councilors. He felt they were blindsided last week and inquired why signs were not posted on the land regarding the RFPs.

Michael Ziwicki, 140 Victoria Drive, Castle Heights, brought up traffic congestion. He presented an analysis he performed starting at Route 322 - past Viron Rondos, where there are seven traffic lights for 1.1 mile length.

John McGoldrick, 37 Elizabeth Heights, explained that he has looked into the noise issues in the area. He reviewed the State statute regarding permitted decibels and provided data on some of the decibel readings he took.

Hunter P., Birch Drive, explained that his house is approximately four hundred feet from eastern most proposed building. He expressed concern that it would be visible in the winter and his belief that Cheshire does not need a food factory.

Yury Kaplan, 87 Boxwood Row, brought up environmental concern regarding wetlands in the area. He explained that building a large industrial center could do damage and increase likelihood of floods, cause pollution run off from construction, impact water quality maintenance, biodiversity, climate resilience, economic and social wellbeing.

Dorothy Karska-Piech, 106 Victoria Drive, explained that she is a local realtor. She mentioned that in the past, north Cheshire was priced lower, but it was turned around by property owners investing in their properties. She feels that with this plan, there will be a stigma on the area.

Rennie Verbeek, 85 Boxwood Row, mentioned that Castle Heights collectively pays over \$1.2 million dollars in property taxes despite performing their own road maintenance and snow plowing. He expressed concern that they were not reached out to. He asked questions to the Council such as whether a performance bond would be required.

Sean Fitzmorris, 93 Boxwood Row, expressed his belief that it is still too early to do a traffic study of the area. He further mentioned that the Town should develop specific regulations for cold storage warehouses. He expressed concern about extensive noise from warehouse and trucks.

Joanne Smardin, 33 Alyssa Drive, expressed concern that the area's quality of life is at risk. She brought up health dangers to the elderly such as air pollution by the trucks, noise from multiple trucks, and sleep disturbances.

Elaine Wilkinson, 119 Victoria Drive, expressed concern about issues involving cold storage facilities such as constant noise, diesel fumes, refrigerant leaks, traffic.

Dave Wilkinson, 119 Victoria Drive, explained that he used to live in Wallingford and reviewed the issues with the neighboring Thurston Food.

Kalin Glass, 118 Birch Drive, read a written statement on behalf of her neighbor.

Denise Foley, 141 Victoria Drive, voiced strong opposition to cold storage proposal and expressed concern over noise and traffic flow. She urged the Town Council to reject the proposal.

Jackie Sima, 180 Birch Drive, expressed her belief that this plan is not right for the area.

Cynthia Devido Hale expressed her belief that a new firehouse would be needed for the area. She inquired if Meriden and Southington had been advised that mutual aid would be needed.

Jim Sima, 180 Birch Drive, inquired whether the developers would be bound to the proposal or if they could make changes afterwards. He expressed concern regarding the residential aspect of proposal due to school capacity.

Aslam Khan, 157 Birch Drive, explained that he purchased the house two years ago and requested that the Town Council say no to the proposal.

Ann Belcher, Housing Authority, mentioned that the proposal includes a housing development proposed as the fifth phase and asked that the Housing Authority be consulted.

Adriana Slater, 150 Birch Drive, expressed concern regarding respiratory diseases and explained that she would be worried to live near the facility.

Fred Shamburg, 83 Boxwood Row, explained that he worked 12 years with the State of CT DECD, and he feels that they would be appalled with what was presented.

Piech, 106 Victoria Drive, expressed concern regarding the units to generate electricity, which run on diesel and electrical plugs many times do not work. He explained that many times there is idling, and fumes created.

Tracey Koff, 14 Alyssa Drive, explained that the Southington and Meriden communities also try to get down Route 10, and it is already tough. She thanked Town Councilors for being attentive.

Valerie Joyce, 376 Academy Rd, realtor for 40 years, provided background and history on the property. She expressed concern regarding what this would do to equity value and property in the area.

Stacy Miller, Birch Drive, explained that her family is one of the first families in Cheshire. She feels that she should be able to have windows open in her home.

The public hearing was closed at 9:34 p.m.

Attest:

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Noelle Shepard, Management Specialist