

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, September 8, 2025 – Town Hall – Council Chambers – 7:00 PM

I. Call to Order

Chairman Kurtz called the meeting to order at 8:35PM.

II. Roll Call

Robert Brucato called the roll

Present: Earl Kurtz, Chairman; Jeff Natale, Vice Chairman; Tom Selmont, John Kardaras, Casey Downes, Sean Strollo, Woody Dawson, Matt Bowman

Alternates: Anita Blake, John Hilzinger, Chris Affie,

Absent: Robert Brucato, Secretary

Staff member present: Michael Glidden, Town Planner

III. Determination of Quorum

Following roll call, it was determined there were enough members present for a quorum.

IV. Pledge of Allegiance

V. Acceptance of Minutes

1. Public Hearing: 7/28/25

2. Regular Meeting: 7/28/25

MOTION: J. Natale made a motion to accept the minutes, subject to corrections, additions and deletions.
Seconded by W. Dawson.

Motion was passed unanimously by commission members present.

VI. Communications

1. **Review the conveyance of approximately 58 acres of land located adjacent to Interstate 691 with frontage on Route 10 to the Town from the State of Connecticut Department of Transportation and issue a report pursuant to Section 8-24 of the Connecticut General Statutes**

E. Kurtz recused himself. Alternate J. Hilzinger filled in.

M. Glidden explains to the commission that for this they are acting in their planning capacity, which is advisory. Under CGS 8-24 there are certain activities that require a review by the planning commission for consistency with the goals and objectives of the Plan of Conservation and Development (POCD). This review falls under the sale of property, and they are only here to discuss the physical sale and are not here to discuss the actual development of this property. He further explains that the purpose of the sale is for economic development which would be considered consistent with the goals and objectives of the POCD. He states that they would be taking a property that right now is owned by the state and generating no tax revenue and potentially selling it so that there is tax revenue generated. M. Glidden states that it does meet the goals and objectives of the POCD because you're taking a property that is not performing, from a tax revenue perspective, and selling it to an entity that will be paying taxes. He reiterates that this is an advisory opinion. As staff for the commission, M. Glidden advises them to act on this.

MOTION: J. Kardaras made a motion to move staff wording, seconded by C. Downes.

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MOVED: To find, the conveyance of approximately 58 acres of land located adjacent to Interstate 691 with frontage on Route 10 to the Town from the State of Connecticut Department of Transportation pursuant to Section 8-24 of the Connecticut General Statutes, is consistent with the goals and objectives of the 2016 Plan of Conservation and Development.

Motion failed 2-7-0.

2. **Review the Fiscal Year 2025-2026 Five-Year Capital Expenditure Plan and Annual Capital Budget and issue a report pursuant to Section 8-24 of the Connecticut General Statutes**

Tabled to a future meeting.

VII. Unfinished Business

1. **Petition for a Zone Text Amendment on behalf of Hydroclonix, LLC; Specialty Growers Realty, LLC, Applicant. Applicant is requesting an amendment to Section 30, Schedule A, 75-7, Section 26, and Section 31.**

Public hearing left open.

VIII. New Business

1. **Application for a Special Permit on behalf of Peter and Sia Skabardonis, Applicant; Applicant is requesting a Special Permit pursuant to Section 30A-4, of the Zoning Regulations for a lot containing two dwelling units located at 0 Prospect Road (Assessor's Map 48, Block 5, Lot 1) Zone R-80.**

MOTION: J. Natale made a motion to move staff wording, seconded by M. Bowman.

MOVED: Application for a Special Permit on behalf of Peter and Sia Skabardonis, Applicant; Applicant is requesting a Special Permit pursuant to Section 30A-4, of the Zoning Regulations for a lot containing two dwelling units located at 0 Prospect Road (Assessor's Map 48, Block 5, Lot 1) Zone R-80.

The Commission finds that the based on the presentation and documents provided, the applicant demonstrated compliance with the Cheshire Zoning Regulations.

The approval is based on plans titled "Proposed Duplex Prospect Road - Cheshire, Connecticut" prepared by Cole Civil + Survey, dated of August 5, 2025.

Motion passed 8-0-1. J. Hilzinger did not vote.

2. **Appointment of Michael Glidden as the Zoning Enforcement Officer**

MOTION: J. Natale made a motion to move staff wording, seconded by M. Bowman.

MOVED: Motion to appoint Michael Glidden as the Zoning Enforcement Officer

Motion passed 8-0-1.

3. **Application for a Special Permit on behalf of Central Connecticut Recycling and Transfer, LLC, Applicant; Applicant is requesting a Special Permit pursuant to Section 30, Schedule A, #71, of the Zoning Regulations for a refuse transfer and recycling center located at 22 Burton Dr. (Assessor's Map 12, Lot 18, 19, 43) Zone I-2.**

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74 **IX. Adjournment**

75 **MOTION:** J. Kardaras made a motion to adjourn the regular meeting, seconded by C. Downes. The
76 meeting was adjourned 9:18PM.

77 ***Motion was passed unanimously by commission members present.***

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80 Clerk: Colleen Costello