



**MINUTES OF THE TOWN OF CHESHIRE
TOWN COUNCIL PUBLIC HEARING MEETING
7:00 PM, TUESDAY, SEPTEMBER 9, 2025
COUNCIL CHAMBERS, 84 SOUTH MAIN ST., CHESHIRE, CT 06410**

Present:

Peter Talbot, Don Walsh, David Veleber, John Milone, Fiona Pearson, Tricia Cramer, Greg Wolff, Deena Allard, Jim Jinks

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

Absent:

1. ROLL CALL.

Peter Talbot opened the public hearing at 7:05 p.m.

2. EXPLANATION OF HEARING PROCEDURE AND AGENDA.

Peter Talbot explained that this is a continuation of the public hearing that was held on August 12, 2025.

3. READING OF LEGAL NOTICE.

- A. Notice of Continued Public Hearing - Sale of 58 +/- Acres of Land Formerly Owned by the State of Connecticut

4. PRESENTATION ON HEARING SUBJECT.

5. PUBLIC COMMENTS.

Peter Talbot read a comment that was submitted electronically from Michael Bozzuto of Bozzuto's Inc.

Liz Linehan, representative for the Town since 2016, explained that in 2017, she had secured this parcel on the Town of Cheshire's behalf with the stipulation that if it sold, proceeds go to the State and if it does not sell, it would revert to the State. She clarified that in 2017 there were no known plans to

develop the land across the street, but that things have changed with the addition of Stone Bridge Commons. She expressed that she does not support the sale of the land and expressed that she does not support the cold storage plan. She offered that if the Town Council votes against the sale, she will seek to have the frontage conveyed to the Town and the back of the property left as open space.

Kari Olsen introduced herself as partner at Harris Beach Murtha, land use and law attorney, former Town Attorney to the Town of Cheshire. She explained that she worked closely with the Town's Planning Department on many land use issues. In her opinion, the proposal is incomplete and incompatible. She provided an overview of the history of the zoning of the property. She further reviewed language in the Request for Proposals document where the Town called for a project that results in a clear economic benefit to the community. She reviewed that the developer seeks a zone change from zone IC, which would allow for special development and plan and they can write their own regulations. She expressed concern that the site plan and ultimate use of the property are not clearly defined and remain uncertain. She mentioned concerns like noise, pollution, aquifer protection zones, traffic.

John Lounsbury, Birch Drive, urged the Town Council to vote no.

Tim Slocum, 1285 Lilac Court, former member of the Town Council. He expressed that if he was currently on the Town Council, he would never support this plan.

Lisa Shamburg, 83 Boxwood Row, explained that she found multiple reasons this proposal should never have been considered. She expressed concern regarding the potential risks of a cold storage warehouse.

Dave Wilkinson, 119 Victoria Drive, explained that the Castle Heights neighborhood pays \$1.2 million in taxes to the Town and the only Town services they utilize are garbage collection and public safety. They do not use public water, sewers, hydrants, road maintenance, children are not allowed to go to a public school in Cheshire. He feels that another Castle Heights would help everyone.

Maurice Dembsky, 36 Alyssa Drive, inquired as to why the developer's plan requests the proposed uses for the property be kept confidential. He explained that cold storage facilities are generally higher than 55 feet high. He asked the Town Council to vote no.

Yury Kaplan, 87 Boxwood Row, expressed his belief that the cold storage warehouse plan could threaten the aquifers, wetlands, drinking water to homes, aquifers. He discussed pollution runoff as well as an increased chance of floods. He urged the Town Council to consider alternate locations.

Tracey Koff, 14 Alyssa Drive, explained that in September 2023, ten and a half inches of rain fell in Cheshire, which caused rivers to overflow and make roadways impassable. She expressed concern that with this plan, the potential for damage could be worse and endangered and threatened species such as the Eastern Box Turtle, sits right on some of these areas. She implored the Town Council to vote no.

John McGoldrick, 37 Alyssa Drive, expressed that the Birch Drive and Castle Heights residents have grave concerns about noise pollution. He reviewed decibel readings from Castle Heights that he took, and expressed concern that excess noise could jeopardize health and wellness.

Ron Naiman, 110 Victoria Drive, expressed his opinion that the existing noise level is well above the limits, and deciduous trees do not make adequate buffer. He asked for this to be held until an independent environmental study is completed after Stone Bridge and Riverpointe are fully occupied and operational.

Michael Sawicki discussed traffic congestion on Route 10. He reviewed several developments that are coming on Route 10.

Jim Levine, 34 Alyssa Drive, explained that there is a single entry and exit area of the proposed facility, which he believes would be a direct impact to Stone Bridge Crossing. He believes it would greatly impact traffic flow in and out of the shopping area. He expressed that he feels a new independent traffic study should be performed to accurately factor in the changes to this compressed area after facilities up and running.

Denise Foley, 141 Victoria Drive, expressed concerns over the plan's possible impacts on emergency response times, pollution, and crime. She discussed that it may necessitate a new firehouse in the North End and inquired how the volunteer firefighter shortage would be addressed.

Ray K, 58 Mackenzie Willow Terrace, reviewed the potential financial impact on the Town in terms of revenue. He inquired if there would be tax abatements pending. He brought up devaluation that realtors have estimated. He urged the Town Council to vote no.

Bob Irving, 165 Victoria Drive, referenced the Town Manager's adopted goals and objectives. He discussed that 71 years ago - town had a population of 6,300 people, and since then, it has increased five fold all on the same 33.1 square miles. He brought up the Open Space and Watershed Land Acquisition Program. He asked the Town Council to vote no and preserve the quality of life in the neighborhoods.

William Degrazia, 169 Victoria Drive, for close to 14 years. overpowered by a foul smell - 161 and east Johnson street. slowed by heavy equipment by a private paving company. no firetruck would be able to go through the streets. experienced delays on birch drive when first responders came to his house. water trucks filling their trucks on birch drive. parents of birch drive waiting to get their children on the school bus. need to leave a green footprint. front door of cheshire. use this parcel to preserve quality of life for those that live there.

Michael Gotowala, 1 Alyssa Drive, concerned as a professional, preferred properties landscape masonry, had a garden center on route 10. there are turtles and other inhabitants of the area that need to thrive in the woodlands and the wetlands. have to put utilities in so disrupting the soil, disruption would be, square footage of hundreds of thousands of square feet of the parking lot - curb cuts and is going to want to run down. the pollution will head towards the turtle environments.

Lori Barnes, 532 East Johnson Avenue, expressed that she wishes they had more input and information and feel that at this point being reactive and not proactive. She explained that she lives next to Whole Foods warehouse, and it is not easy being their neighbor.

Meryl Sanders, 154 Victoria Drive, asked if the Town Councilors would purchase a home abutting this project and if they feel if the project is right for the land.

Werner Mordarski, 121 Victoria Drive, brought up Thurston Foods in Wallingford and pointed to a quote where they had allegedly reminded the town that their facility made noise and a lot of it when a residential development had been proposed.

Hunter Pronovost, Birch Drive, thanked the Town Council for patience and reviewed these facilities' typical distances from neighborhood. He asked the Town Council to vote no.

Elaine Wilkinson, 119 Victoria Drive, expressed her belief that cold storage warehouses do not belong next to neighborhoods and that a more appropriate would be a development similar to Castle Heights. She asked the Town Council to vote no.

Dr. Henry Schneiderman, 100 Victoria Drive, explained that he opposes this on the grounds of environmental hazards. He mentioned the traffic on Highland Avenue and concern over emergency response times.

Joanne Smardin, 33 Alyssa Drive, expressed that she hopes that the Town Council will vote this down.

Dillon Pronovost, Cheshire Cycle, discussed his belief that this plan would have people avoiding Stone Bridge because of the trucks.

Fred Shamburg, 83 Boxwood Row, thanked the Town Council for allowing a Powerpoint. He asked the Town Council to vote no.

Rich Ogurick, 20 Alyssa Drive, expressed concern about increased noise from beeping, drone of diesel motors, HVAC systems.

Martha Ryzak, 2 Brookfield Court, explained that she wanted to attend to say that other parts of town do not want this to happen either. She urged the Town Council to vote no.

Aslam Khan, Birch Drive, asked the Town Council to vote no.

Rennie Verbeek, 85 Boxwood Row, explained his belief that this is democracy at work at its finest. He discussed how they worked tirelessly as neighbors together, to share findings and research. He mentioned the Planning & Zoning Commission meeting the night before.

Jim Sima, 180 Birch Drive, thanked all the people for the work that they did and explained the history of the zoning of the property. He asked the Town Council to vote no.

Rodger Stotz, 145 Victoria Drive, explained that he called the Southington Fire Department and asked about coverage at Milldale. He was told that it is staffed with three people, eight hours a day, no evening and no weekends.

Stacey Miller, Birch Drive, brought up the integrity of the town as well as the Cook and Brooksvale

families/history.

Attorney Dennis Ceneviva, explained that he represents the applicant. He explained that most of the issues they were hearing were site plan issues. He mentioned that the vote is not a vote on the proposal, it would allow the process to continue. He introduced that they worked with a firm nationally accredited in sound and acoustics to provide further information on any potential noise impacts. He mentioned that they had asked a traffic expert to prepare a bulletin point memorandum. The traffic report needs to be reviewed and approved by the Planning & Zoning Commission.

Gene Bove, Senior Project Manager, GZA GeoEnvironmental Inc, reviewed State standards and the process of sending someone off to the site and letting the noise meter for twenty hours. He reviewed the readings that they collected. In a program, they inputted different sound levels - collected sound data for tractor trailers, hitching, unhitching, etc. In the program, they placed three refrigeration units on the roof, which would be the worst case, along with all eight trucks moving at the same time. The decibel results were at the closest 53.1 and 51 at night, which is almost identical to the background noises. When they rotated the building, noise levels decreased by twenty decibels.

Phil Doyle, land planner and architect from LADA, explained that they had only response to an RFP and not a site plan approval so did not do a detailed environmental analysis at this stage. He mentioned that they would be proposing no disturbance of any wetlands or watercourses and would be leaving about half the property completely undisturbed. He explained that the cold storage facility is 800 feet from the nearest property line. They are aware that there is an aquifer. He clarified that CO2 was being used as opposed to ammonia. He mentioned that the NDBB identified the Eastern box turtle and wood turtle as potential creatures and come up with recommendations on how to handle, when to do work, how to maintain the population of the turtles, and they would plan to follow when they get to the site plan section.

Attorney Ceneviva reviewed the RFP process and explained that his client feels comfortable that they can address the concerns that have been brought up and the town will be pleased with the results.

6. ADJOURNMENT.

Peter Talbot closed the public hearing at 9:18 p.m.

Attest: _____
Noelle Shepard, Management Specialist