

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, November 10, 2025 – Town Hall – Room 207/209 – 7:00 PM

I. Call to Order

Chairman Kurtz called the meeting to order at 6:59PM.

II. Roll Call

Robert Brucato called the roll

Present: Earl Kurtz, Chairman; Jeff Natale, Vice Chairman; Casey Downes, Tom Selmont, John Kardaras, Woody Dawson, Matt Bowman, Sean Strollo (7:07PM)

Alternates: Anita Blake, Chris Affie, John Hilzinger

Absent: Robert Brucato, Secretary

Staff member present: Michael Glidden, Town Planner; Lina Cortez-Frazer, Assistant 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. Regular Meeting 10/27

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

Motion was passed 7-0-2.

VI. Communications

1. 2026 Calendars
2. General Assembly new housing bill

M. Glidden explains some of the changes in the new bill.

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.**

This item was tables until further notice.

VIII. New Business

1. **Bond Reduction — Blackberry Woods Subdivision**

E. Kurtz and M. Bowman recused themselves.

M. Glidden explains that this reduction would be to \$584,176.53, which has been reviewed by the Town Engineer and is based on work that has been completed with the Blackberry Woods Subdivision off Marion Rd.

MOTION: W. Dawson made a motion to reduce the bond for the Blackberry Woods Subdivision. Seconded by T. Selmont.

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

37 **2. Whispering Oaks Road Acceptance**

38 E. Kurtz and M. Bowman recused themselves.

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

40 **MOVED:** That the Planning and Zoning Commission recommends that the Town Council accept
41 “Whispering Oaks Court”, in its entirety, as a Town Road. As shown on a map entitled “OVERALL
42 SUBDIVISION PLAN FOR WHISPERING OAKS, 648 WALLINGFORD ROAD, CHESHIRE, CT”;
43 Sheet No. S-1; Scale: 1” = 60’; Dated: May 31, 2022 revised to December 13, 2022; prepared by Kratzert
44 Jones & Associates, Inc., which is on file in the Cheshire Town Clerk’s Office as Map No. 4879.

45 Acceptance by the Town Council should be conditional upon the recording of the warranty deed for the
46 Town right-of-way and related legal documents as approved as to form and content by the Town
47 Attorney.

48 At the time of acceptance, the existing performance bond may be released and a maintenance bond in the
49 amount of \$121,196.00 be posted per section 10.14 of the Town of Cheshire Subdivision Regulations.

50 ***Motion was passed 7-0-1.***

51 **3. Regulations Workshop**

52 S. Strollo entered the meeting at 7:07PM.

53 *Environmental Section*

54 M. Glidden explains in the environmental section there was a change made to earth removal, filling, and
55 regrading. If an applicant comes in with a site plan they will not have to apply for a separate permit for
56 filling and grading. This will be handled within the site plan application. M. Glidden states that they can
57 put conditions of approval on a case by case basis.

58 M. Glidden explains the floodplain management section is now consistent with the current NFIP
59 standards for communities in Connecticut. He further explains that these are required to be in the
60 regulations.

61 *Site Plans*

62 M. Glidden explains that he has put clearly in the regulations what they will be reviewing in an
63 application. The applicant can use this to make sure that they have all the requirements. M. Glidden states
64 that for minor changes of a previously approved site plan he has upped the percentage to allow for
65 administrative review.

66 *Special Permits*

67 M. Glidden explains that he has modernized the language in this section and defined what is needed for a
68 special permit. He suggests for enhanced notice requirement that a public informational sign be posted on
69 any property that is subject to a public hearing. There will also be a QR code that will link to the town
70 website with the information regarding the application. M. Glidden states that the application fee will
71 cover the cost of the sign. The applicant would then have to provide an affidavit stating that they have
72 displayed the sign. It will be the applicant’s responsibility to make sure that the sign stays up.

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73 *Parking*

74 M. Glidden explains that he has updated the parking space ratios based on what other communities have
75 done and from Urban Land Institute recommendations.

76 Commissioners talk about the size of parking spots and if that should be changed. M. Glidden states that
77 they can put a diagram in the regulations on how parking spots are measured to clarify it.

78 M. Glidden talks about the commission's ability to waive parking requirements under a special permit and
79 states that he tightened it up and put criteria with it and conditions on which you can waive.

80 Commissioners talk about different uses and how many spaces should be required. He states that any
81 changes would only apply to new applications that come through and not the existing businesses, unless
82 they do any kind of expansion.

83 M. Glidden explains that for driveways they require the first 14-feet to be paved, if the driveway is over
84 5% grade then it has to be paved, and no driveways are to exceed 15% grade.

85 *Landscaping*

86 M. Bowman asks if they can ban invasive species. M. Glidden states that they could put in the purpose
87 section to control the spread of invasive species in landscaping. He explains that he has cleaned up the
88 landscaping regulations for around parking areas and commercial uses that abut residential properties. J.
89 Kardaras asks if requiring landscaping in parking areas would reduce impervious surface areas. M.
90 Glidden explains that it can help with heat reduction and can be used as part of the stormwater
91 management.

92 M. Glidden states that he has also included dumpster enclosures are required to have full screening and
93 that it has to be on a concrete pad. J. Kardaras asks if they should include that they must be vermin
94 resistant.

95 *Lighting*

96 M. Glidden states that he clarified the regulations for lighting and stated the maximum height of lights for
97 each zoning district, making sure they are shielded and directed downward.

98 *Signs*

99 M. Glidden states that the sign regulations have been reviewed and approved by the town's attorney. S.
100 Strollo asks about digital signs. M. Glidden explains some of the restrictions on signage and that they
101 cannot create a distraction for drivers.

102 T. Selmont brings up that wall mounted signs can't exceed 5% of the building. Commissioners talk about
103 if they would like to see that percentage be higher for commercial zones.

104 **IX. Adjournment**

105 **MOTION:** J. Kardaras made a motion to adjourn the meeting, seconded by T. Selmont. The meeting was
106 adjourned at 8:14PM.

107

108 Attest: Colleen Costello