

PLANNING AND ZONING COMMISSION
Plan of Conservation and Development, Wednesday, November 12, 2025, 7:00 p.m. - Cheshire
Town Hall – Room 207/209 – 84 South Main Street, Cheshire, CT 06410

I. **Call to Order**

Chairman Kurtz called the meeting to order at 7:01PM.

II. **Roll Call**

Jeff Natale called the roll

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

Alternates: Chris Affie, John Hilzinger

Absent: Anita Blake, Rob Brucato, Sean Strollo

Staff members present: Michael Glidden, Town Planner

Also present: Johnnie Clarke, Jeremy DeCarli (via Zoom), and Robin Newton (via Zoom) from Tyche Planning & Policy Group

III. **Determination of Quorum**

Following roll call, it was determined there were not enough members present for a quorum.

IV. **Pledge of Allegiance**

V. **Business**

1. POCD Update

M. Glidden explains that he has provided maps to represent the current land use and one to represent the future land use map. J. Clarke asks commissioners to look at the map and clarify if there are any properties that have changed use and also if there are any properties for the future land use map that they would like to see protected or developed.

T. Selmont asks what developable is defined by. J. Clarke explains that undeveloped land does not necessarily mean that it is developable. There is some land that is undeveloped that will remain protected and some land that is undevelopable due to other conditions.

Commissioners talk about specific properties and what they should be categorized by. They also look at currently vacant parcels and talk about what potential uses they could be. M. Glidden states that the future land use map should show their priorities and what would make sense from a land use perspective. Commissioners also talk about the difference between the interchange zone and the interchange special development district.

C. Downes brings up preserving areas for open space. M. Bowman states that 22% of the town is already open space and that they need to keep some properties on the tax rolls. M. Glidden explains that they can put recommendations in the POCD. J. Clarke suggests for the future land use map to point out a few priority parcels and then add narratives about what they would like to see the use for that property to be.

J. Natale brings up the Chapman and Darcey School properties and what they should recommend for that area. T. Selmont explains that they are both in residential zones. M. Bowman brings up possible uses that have been brought up. M. Glidden states that once those schools come offline, they will not be schools again. He says that it would be good to have some goals in the POCD regarding those properties. M.

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38 Glidden suggests including in one of the chapters a goal to investigate adaptive uses for the town at the
39 Chapman School property.

40 J. Natale asks if they should make any recommendations for West Main St. M. Glidden suggests keeping
41 things how they are on West Main St. and to put in the POCD that there is a study being done on the area
42 to develop regulations appropriate for adaptive reuse of West Main St.

43 J. Kardaras brings up the preservation of working farms and open space. M. Glidden states that in the
44 environment section they put in a goal about maintaining funds for the purchase of open space in a more
45 proactive manner.

46 M. Glidden explains that there is a historical inventory for the town and says that these properties could
47 be listed in the POCD.

48 Commissioners talk about the timeline to finish the POCD.

49 C. Downes asks if there should be anything put in regarding the need for a fire station in the north end. M.
50 Glidden states that the biggest issue is getting enough volunteers, and there hasn't really been a study
51 stating that there is a need for another fire station. The town also has a mutual aid agreement with
52 Southington. M. Glidden says that they could include in the POCD a goal to investigate the need for a
53 public safety facility in the north end.

54 J. Natale asks if they should put a recommendation in the traffic study that is being conducted currently
55 should be updated every certain amount of years. M. Glidden suggest putting in something very broad
56 like to fund future traffic studies in accordance with the goals and recommendations of the multi-modal
57 transportation study, as needed.

58 T. Selmont asks if the prisons demographic information is included in the towns.

59 **VI. Adjournment**

60 **MOTION:** M. Bowman made a motion to adjourn the meeting, seconded by T. Selmont. The meeting
61 was adjourned at 8:28PM.

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64 Attest: Colleen Costello