

Public Hearing
Cheshire Planning and Zoning Commission
Monday, November 24, 2025 – Town Hall – Council Chambers – 7:00 PM

I. **Call to Order**

Chairman Kurtz called the meeting to order at 7:39PM.

II. **Roll Call**

Robert Brucato called the roll

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

Alternates: Anita Blake, John Hilzinger, Chris Affie

Absent:

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. **Business**

New Business

1. **Application for a Special Permit on behalf of Cheshire Professional Park, LLC, Applicant. Applicant is requesting a Special Permit pursuant to Section 30, Schedule A, #11A, of the Zoning Regulations for a garage located at 416 Highland Ave. (Assessor's Map 50, Lot 305) Zone R-20A.**

Jared Cutler, Cheshire Professional Park, of 170 Pane Road, Newington, CT, addressed the commission. J. Cutler explained that they have three buildings there that they currently own and that they just signed a lease for a new tenant. He states that they are requesting to put a garage on the site. They are proposing to take a small section of the parking and will put a concrete slab there to erect a semi-permanent garage that would be prefabricated.

E. Kurtz asks if this application meets all of the zoning requirements. M. Glidden explains that they do meet all of the zoning requirements.

E. Kurtz closed the public hearing.

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 tabled until further notice.

VI. **Adjournment**

MOTION: J. Kardaras made a motion to adjourn the public hearing meeting, seconded by W. Dawson. The meeting was adjourned at 7:43PM.

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

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39 Attest: Colleen Costello