

Public Hearing
Cheshire Planning and Zoning Commission
Monday, December 8, 2025 – Town Hall – Council Chambers – 7:00 PM

I. **Call to Order**

Chairman Kurtz called the meeting to order at 7:00PM.

II. **Roll Call**

Michael Glidden called the roll

Present: Earl Kurtz, Chairman; Tom Selmont, John Kardaras, Casey Downes, Matt Bowman, Jim McKenney, Chris Affie

Alternates: John Hilzinger

Absent: Jeff Natale, Vice Chairman, Sean Strollo, Chuck Neth

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**

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.**

Ryan Hoyler, representing Hydroclonix LLC, addressed the commission. R. Hoyler explains some of the changes they have made since the last hearing, which include getting rid of the word greenhouse and have changed it to enclosed structure. He describes it as the structure must be sufficiently enclosed as to prevent odor from escaping which could be a nuisance to surrounding properties. R. Hoyler reiterates to the commission that this is a zone text change and anything regarding a specific property would be addressed during the special permit process.

R. Hoyler brings up that a large concern when it came to odor was the enforceability of it. He suggests that the specific language and way of measuring odor should be left for the conditions of a special permit. He states that they included in the proposed regulations that if there are 5 complaints within a 2-week period of odor issues then the applicant is required to meet with the zoning enforcement officer to see if there is anything that can be done to mitigate any odor issues. If there continues to be complaints after that the commission can hold a hearing to see if they would want to revoke the special permit. This regulation was based off of a town in Massachusetts regulations.

C. Affie asks if there have been any thefts in a cultivation facility in Connecticut. R. Hoyler states that since the DCP regulations have been enacted, they are not aware of any thefts from a cultivator or manufacturing facility in Connecticut.

J. McKenney states that he believes that 5 complaints in a 2-week period is not reasonable and that it should be over a few months period. R. Hoyler states that they could certainly change that in the proposed regulations.

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37 M. Bowman asks for them to define structure. R. Hoyler explains that they got the definition from the
38 town's regulation and reads it for the commission. M. Bowman states that he would be more comfortable
39 with this if it was a building. They then talk about ventilation, heating, and cooling within different types
40 of structures and/or buildings. R. Hoyler reiterates that during the special permit process the commission
41 would be able to condition the permit and include what type of ventilation and filtration they would like.
42 M. Glidden explains that under the current regulations the commission can get a third-party review on, for
43 example, the ventilation system.

44 T. Selmont asks if cannabis with higher levels of THC would smell stronger than hemp. R. Hoyler
45 explains that the smell can be a little bit different given the unique terpenes, but the intensity of the smell
46 would remain the same. T. Selmont brings up that the smell could differ given the seasons. R. Hoyler
47 states that they would be willing to change the complaints to need 5 complaints within 3 months. He
48 explains that during the special permit process it would be up to the commission to decide whether the
49 odor control technology is sufficient.

50 C. Downes states that she is in favor of this application and sees it as someone trying to invest in the
51 town. She brings up that one of the biggest complaints she hears for new businesses and developments is
52 the traffic it could cause, and R. Hoyler had stated that there would be no additional traffic generated.

53 J. Kardaras asks staff if there are any other regulations for any other businesses in town regarding odor.
54 M. Glidden states that there are not.

55 R. Hoyler states that this application has letters of support from all the adjacent businesses.

56 B. Smith goes over previous comments and materials that were submitted into the record at previous
57 meetings concerning this application.

58 T. Selmont how many properties would be eligible for this under the proposed text. M. Glidden states that
59 there are maybe about 10 if they meet the criteria.

60 M. Bowman states that he would be more comfortable with this zone text change if there were permanent
61 structures as part of it. M. Glidden explains that at the close of the public hearing if the commission wants
62 to change it and make it more restrictive, they can.

63 E. Kurtz closed the public hearing.

64 VI. **Adjournment**

65 **MOTION:** J. Kardaras made a motion to adjourn the public hearing meeting, seconded by T. Selmont.
66 The meeting was adjourned at 8:29PM.

67 ***Motion was passed by commission members present.***

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69
70 Attest: Colleen Costello