Regular Meeting
Cheshire Planning and Zoning Commission
Monday, December 22, 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

Robert Brucato called the roll

Present: Earl Kurtz, Chairman; Jeff Natale, Vice Chairman; Tom Selmont, John Kardaras, Casey Downes, Sean Strollo, Matt Bowman, Chris Affie, Jim McKenney

Alternates: Anita Blake, John Hilzinger

Absent:

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. Approval of Minutes

1. 11/24/25 Public Hearing
2. 11/24/25 Regular Meeting

MOTION: J. Natale made a motion to accept the 11/24/25 minutes, subject to corrections, additions and deletions. Seconded by C. Affie.

J. McKenney states that he would like the minutes to reflect that he was asked to leave before the executive session on 11/24/25 by the town attorney. Also, that the town staff that were in attendance for the executive session be listed. J. Natale and C. Affie state that they accept the amendment.

Motion passed 7-0-1.

3. 12/8/25 Public Hearing

MOTION: J. Kardaras made a motion to accept the 12/8/25 minutes, subject to corrections, additions and deletions. Seconded by M. Bowman.

Motion passed 7-0-2.

VI. Communications

VII. Executive Session

1. **Pursuant to CGS 1-200 6B, the Cheshire Planning and Zoning Commission to hold an executive session to discuss pending litigation (869 W. MAIN ASSOCIATES, LLC v. CHESHIRE PLANNING AND ZONING COMMISSION)**

MOTION: J. Kardaras made a motion to enter into executive session with the Town Attorney and Town Staff, including Michael Glidden, Town Planner; Lina Cortez-Frazer, Assistant Town Planner; and 22 Colleen Costello, Land Use Specialist; seconded by M. Bowman.

Motion was passed unanimously by commission members present.

E. Kurtz states that the executive session ended at 7:47PM and there were no votes taken.

VIII. 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.**

M. Glidden states that there are three versions of the text amendment before them and he would like to clarify the final version and vote at the following meeting.

IX. New Business

1. **Application for a Site Plan Approval on behalf of VRE CT002 146 Realty Drive LLC, Applicant. The applicant is requesting a site plan approval per Section 44B.3 of the Zoning Regulations for a generator at 10 Realty Dr. (Assessor's Map 28, Lot 146) Zone Housing Opportunity District (HOD).**

Jason Klein, of Carmody Law, Stamford, CT, addressed the commission. J. Klein explains that this is a minor amendment to the site plan that was previously approved by the commission. He states that during the building permit review the Building Official noted the requirement for an emergency generator. J. Klein further explains where it will be located and that it will not be taking away any parking spaces.

M. Bowman asks if this has been reviewed by police and fire. M. Glidden explains that the location meets the fire prevention code and that it does not affect emergency access.

E. Kurtz brings up that even though parking meets the regulations, it does not provide enough for the number of units that there are. He states that during the original application he had asked for additional parking to possibly be squeezed in somewhere and he was told that there was nowhere for that. J. Klein explains that the generator is smaller than a parking spot and will not take any parking spots up. E. Kurtz asks if the applicant can look for additional room for parking spaces. M. Glidden asks the applicant if they could investigate if there is any potential room for a few more parking spots.

S. Strollo brings up concerns regarding new laws for parking on private roads. He states that there could be issues that come up with people parking on Realty Dr., which is a private road. If people park on both sides of the road it could present an issue for emergency vehicles. M. Glidden explains that as part of the conditions of approval the lease document states that tenants can only have one car and that they will engage with the HOA for Realty Dr. to post no parking signs on Realty Dr.

M. Glidden explains that the applicant is working directly with the Building Official to address any building code issues.

J. Natale asks if there will be any screening around the generator. J. Klein explains that there will be a 2-foot wide hedge and sound attenuation.

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

MOVED: Application for a Site Plan Approval on behalf of VRE CT002 146 Realty Drive LLC, Applicant. Applicant is requesting a site plan approval per Section 44B.3 of the Zoning Regulations for a generator at 10 Realty Dr. (Assessor's Map 28, Lot 146) Zone Housing Opportunity District (HOD). The Commission finds that the based on the presentation and documents provided, the applicant demonstrated compliance with the Cheshire Zoning Regulations. The approval is based on plans titled, "Utilities Plan Vessel Multi-Family Housing" prepared by H&H Engineering Associates, with a revision date of November 25, 2025.

Motion was passed 8-1-0.

2. **Election of Officers**

<u>*Election of Chair*</u>

MOTION: E. Kurtz made a motion to nominate John Kardaras as Chair, seconded by M. Bowman.

E. Kurtz asks if there are any other nominations three times. There are no other nominations.

MOTION: M. Bowman made a motion to close nominations, seconded by J. McKenney.

Motion was passed unanimously by commission members present.

MOVED: John Kardaras as the Chair of the Planning and Zoning Commission.

Motion was passed unanimously by commission members present.

<u>*Election of Vice Chair*</u>

MOTION: M. Bowman made a motion to nominate Earl J. Kurtz as Vice Chair, seconded by J. Natale.

J. Kardaras asks if there are any other nominations three times. There are no other nominations.

MOTION: M. Bowman made a motion to close nominations, seconded by J. Natale.

Motion was passed unanimously by commission members present.

MOVED: Earl J. Kurtz as the Vice Chair of the Planning and Zoning Commission.

Motion was passed unanimously by commission members present.

<u>*Election of Secretary*</u>

MOTION: J. McKenney made a motion to nominate Matt Bowman as Secretary, seconded by E. Kurtz.

J. Kardaras asks if there are any other nominations three times. There are no other nominations.

MOTION: M. Bowman made a motion to close nominations, seconded by J. McKenney.

Motion was passed unanimously by commission members present.

MOVED: Matt Bowman as Secretary of the Planning and Zoning Commission.

Motion was passed unanimously by commission members present.

3. **Application for a Special Permit on behalf of Cheshire Professional Park, LLC, Applicant; Applicant is requesting a Special Permit pursuant to Section 30.49, 30.46 and 30.11, of the Zoning Regulations for a hair and beauty salon located at 330 South Main St. (Assessor's Map 64, Lot 291) Zone R-20A. *Public Hearing Scheduled for 1/12/2026***

4. **Application for a re-subdivision on behalf of Birdsey Development, LLC, Applicant. Applicant is requesting a 25-lot re-subdivision at the property located at 466 Academy Rd. (Assessor's Map 58, Lot 45) and 0 Academy Rd. (Assessor's Map 58, Lot 47) Zone R-20. *Public Hearing Scheduled for 1/12/2026***

X. Adjournment

MOTION: T. Selmont made a motion to adjourn the regular meeting. Seconded by J. Kardaras.

The motion was passed unanimously by commission members present.

The meeting was adjourned at 7:16PM.

Attest: Colleen Costello