

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, January 12, 2026 – Town Hall – Council Chambers – 7:00 PM

I. Call to Order

Chairman Kardaras called the meeting to order at 7:07PM.

II. Roll Call

Matt Bowman called the roll

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

Alternates: John Hilzinger, Anita Blake

Absent: Sean Strollo, Casey Downes

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. 12/22/25

MOTION: T. Selmont made a motion to accept the 12/22/25 minutes, subject to corrections, additions and deletions. Seconded by E. Kurtz.

C. Affie states that the roll call should be amended to state that it was called by Jeff Natale

Motion was passed unanimously by commission members present.

VI. Communications

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.**

Tabled until further notice.

2. **Application for a Special Permit on behalf of Bryan Kelsey, 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.**

MOTION: A motion was made by E. Kurtz to move staff wording, seconded by J. Natale.

MOVED: Application for a Special Permit on behalf of Bryan Kelsey, 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.

The Commission finds that the based on the presentation and documents provided, the applicant demonstrated compliance with the Cheshire Zoning Regulations.

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

37 **MOTION:** M. Bowman made a motion to recess the regular meeting at 7:09 and go back to the public
38 hearing meeting. Seconded by J. McKenney.

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

40 The regular meeting is reopened at 8:15PM.

41 3. **Application for a re-subdivision on behalf of Birdsey Development, LLC,**
42 **Applicant. Applicant is requesting a 25-lot re-subdivision at the property located**
43 **at 466 Academy Rd. (Assessor's Map 58, Lot 45) and 0 Academy Rd. (Assessor's**
44 **Map 58, Lot 47) Zone R-20.**

45 **VIII. New Business**

46 1. **Application for a Site Plan Approval on behalf of Richard Hall, Applicant. The**
47 **applicant is requesting a site plan approval per Section 30 Schedule A, #49 of the**
48 **Zoning Regulations for a professional office at 104 Stonebridge Court**
49 **(Assessor's Map 3, Lot 57) Zone I-CSDD.**

50 **IX. Adjournment**

51 **MOTION:** J. Natale made a motion to adjourn the meeting, seconded by J. McKenney. The regular
52 meeting was adjourned at 8:31PM.

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55 Attest: Colleen Costello