

**MINUTES OF THE TOWN OF CHESHIRE TOWN COUNCIL SPECIAL MEETING HELD ON
TUESDAY, JANUARY 27, 2026, 7:00 P.M., COUNCIL ROOM 207, 84 SOUTH MAIN ST., CHESHIRE,
CT 06410**

Present:

Peter Talbot, Chair; Jim Jinks, Vice Chair; Fiona Pearson, Don Walsh, David Veleber; Greg Wolff, Tricia Cramer, Deb Manke, Lou Todisco

Staff/Guests: Sean M. Kimball, Town Manager; Andrew Martelli, Assistant Town Manager; Mike Glidden, Town Planner; Johnel Clarke, Tyche Planning and Policy Group

Absent: N/A

Peter Talbot called the special meeting to order at 7:01 p.m.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. BUSINESS

a. Appointments to the Zoning Board of Appeals and the Planning & Zoning Commission.

Greg Wolff motioned to appoint:

- *Paul Calaluce, PZC, alternate, replacing Chris Affie, term of 1/27/2026-12/6/2027, D*
- *Chris LaRusso, ZBA, to fill the vacancy of Deb Manke, term of 1/27/2026 – 12/6/2027, D*

David Veleber seconded the motion. All in favor, the motion passed unanimously, 9-0.

David Veleber motioned to appoint:

- *Doug Noble, ZBA, fill vacancy of Chris LaRusso, term of 1/27/2026 through 12/6/2027.*

Greg Wolff seconded the motion. The motion passed 7-2, Tricia Cramer and Peter Talbot opposed.

b. Appointments to the Insurance Advisory Study Group.

Greg Wolff motioned:

BE IT RESOLVED, That the Town Council approves Resolution #012726-01

BE IT RESOLVED, pursuant to Resolution #101425-10, the Town Council established an Insurance Advisory Study Group responsible for reviewing the Town's property, casualty, medical, and life insurance programs for the purpose of providing recommendations to the Town Council, and

BE IT FURTHER RESOLVED, said Study Group shall submit their recommendations to the Town Council no later than April 1, 2026, and

BE IT FURTHER RESOLVED, that the following three residents are hereby appointed to serve on the Insurance Advisory Study Group, from the present to the completion of the charge:

- *James Gidicsin*
- *Katie Archer*
- *Charles Martin*

The motion was seconded by Don Walsh. All in favor, the motion passed unanimously, 9-0.

c. Review and approval of 2026 legislative recommendations.

Tricia Cramer motioned:

BE IT RESOLVED, That the Town Council approves Resolution #012726-2

BE IT RESOLVED, that the Town Council approves the Legislative Recommendations as presented.

The motion was seconded by Fiona Pearson. Sean Kimball explained that this has historically been an annual process. Discussion was had on potentially applying to have the deadline extended for the State conveyed 58 acres in the North End. Don Walsh suggested that a committee be created in order to finalize the desired plans for the property.

Greg Wolff clarified that the deadline for submissions to the State for conveyances is March 2nd. As a result, the Town Councilors decided to apply in 2027 session for a conveyance that would include specific details about the use of the property. Peter Talbot asked Andrew Martelli to keep the Town Council informed as to what he learns about the CT Environmental Review Team that he is looking into for the Yankee Highlands property as they may want to consider completing an application for this property as well. All in favor, the motion passed unanimously with the amendment to hold off on applying for the 2027 session, 9-0.

d. Review of the draft Plan of Conservation and Development.

Mike Glidden explained that the Plan of Conservation and Development (POCD) is an advisory document updated every 10 years. He explained that the Planning and Zoning Commission (PZC) forwards the draft document to the Town Council for an advisory opinion. The current plan was last adopted in 2016, and it is required to be updated by July 1, 2026. He, along with Johnnie Clarke, Associate Planner of Tyche Planning and Policy Group, explained the major actions listed in the document. These included environmentally sensitive goals such as the recommendation for a citation ordinance for wetlands violations. He discussed traffic as a major comment received by residents when they have done public outreach.

Mike Glidden explained that the Planning and Zoning Commission public hearing for the draft POCD will be held on Monday, February 9th at 7pm. Discussion was had about sewer capacity concerns.

Fiona Pearson mentioned Energy Commission's recommendation about the Charging Smart program and whether this can be integrated.

Tricia Cramer asked if it would be possible to discuss POCD updates every three months or so to keep it at the forefront of the Town's discussions, which Mike Glidden said he could suggest to the Planning and Zoning Commission. Town Councilors asked if a communication and social media post can go out about the POCD and public hearing.

The Town Council endorsed the draft Plan of Conservation and Development document as presented 8-1, David Veleber sustained.

4. ADJOURNMENT

Jim Jinks motioned to adjourn the meeting, and Don Walsh seconded the motion. All in favor, the motion passed unanimously by those present, 9-0. The meeting adjourned at 8:33 p.m.

Attest:

Noelle Shepard, Management Specialist