

**MINUTES OF THE TOWN OF CHESHIRE ORDINANCE REVIEW COMMITTEE MEETING
HELD ON WEDNESDAY, JANUARY 28, 2026 AT 6:30 P.M., ROOM 207/209, 84 SOUTH MAIN
ST., CHESHIRE, CT 06410**

Present: Lou Todisco, Jim Jinks, David Veleber

Staff/Guests: Assistant Town Manager Andrew Martelli; Town Attorney Jeffrey Donofrio; Town Engineer Marek Kement; Town Planner Mike Glidden; Police Chief Frederick Jortner; Deputy Police Chief Mike Durkee; Joe Dattilo; Eric Anderson

Absent: N/A

Lou Todisco called the meeting to order at 6:30 p.m.

1. Roll Call.

Noelle Shepard called the roll, and a quorum was present. David Veleber arrived at 6:31 p.m.

2. Pledge of Allegiance.

3. Public comment.

No public comment.

4. Proposed amendments to ordinance Sec. 13-32. - Regulation of peddlers and solicitors – Review and possible action.

Police Chief Fred Jortner explained that he is proposing a change to the definition of solicitor in the ordinance. Enforcement of the ordinance is currently limited because the ordinance defines solicitors as taking payment in full up front. A discussion was had on the verbiage used in the Town of Berlin's ordinance Section 5-30.

The Committee recommended the phrase "where payments in full is required at the time of solicitation" and replace with "whether or not deposits or advanced payments are collected."

David Veleber motioned to move the Section 12-32 Regulation of peddlers and solicitors as amended to the Town Council for public hearing, and Jim Jinks seconded the motion. All in favor, motion passed unanimously, 3-0.

5. Proposed amendments to ordinance Sec. 16-6. - Fats, oil, and grease (FOG) management – Review and possible action.

Marek Kement explained that this ordinance was adopted a year ago. He discussed the types of Classes for food establishments and how the State of CT plans to accept Class II facilities in the near future. As a result, he is looking to get ahead of this and amend the ordinance to include Class II establishments. Marek Kement explained the difficulties of getting food establishments to register and proposed a one-time registration fee versus every three years as is currently written. He proposed increasing the fee from \$75 to \$150.

Rather than a one-time, Jim Jinks suggested every five years for the registration as well as the \$150 dollar fee "upon initial registration and every five years thereafter on renewal date." Following discussion, the Committee agreed with this amendment.

Jim Jinks motioned to move the Sec. 16-6. - Fats, oil, and grease (FOG) management ordinance as amended to the Town Council for public hearing. David Veleber seconded the motion. All in favor, the motion passed unanimously, 3-0.

6. Demolition Delay Ordinance draft (new) – Review and possible action.

Mike Glidden explained that this draft ordinance was previously recommended by the Historic District Commission. He mentioned that following the public hearing, several issues were brought up including how long the delay should be and what qualifies as a historic structure (years or arbitrary date). Andrew Martelli overviewed that in Cheshire there are 10,693 commercial, industrial and residential properties. 1,122 were constructed prior to 1945 or 9.5% of all structures. 575 properties are 100 years or older.

The Committee discussed putting together a list of properties. They further discussed adjusting the properties constructed 80 years ago to 100 years. Joe Dattilo suggested 100 years with a special list attached as an addendum including important structures – culturally and historically important to the Town of Cheshire – including Alice Washburn properties.

Mike Glidden expressed concern about how difficult a list of properties would be for Town staff to administer with the building department's program versus a set date for the construction of the structures. The proposed process was reviewed. Jeff Donofrio further mentioned that the building applications would typically be revised to include whether the property is subject to the Demolition Delay ordinance. Eric Anderson and Joe Dattilo mentioned that the Town of Cheshire only has a few properties on the National Registry of Historical Properties.

The Committee recommended removing some of the criteria to be considered a “historically significant building or structure” specifically #3-5. The Committee discussed the length of the delay and decided on a length of 150 days.

The draft ordinance is to be redrafted following this meeting and reviewed again at another Ordinance Review Committee meeting with the changes from 80 years to a set date of properties constructed prior to January 1, 1926; and an up to 150-day delay period. David Veleber requested that the HDC put together a list of special properties including the Alice Washburn properties for the Ordinance Review Committee to review.

7. Adjournment.

David Veleber motioned to adjourn, and Jim Jinks seconded the motion. All in favor, the motion passed unanimously. The meeting adjourned at 8:47 p.m.

Attest: _____
Noelle Shepard, Management Specialist