

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, February 9, 2026 – Town Hall – Council Chambers – Following the Public Hearing 7:00 PM

I. Call to Order

Chairman Kardaras called the meeting to order at 10:12PM.

II. Roll Call

Matt Bowman called the roll

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

Alternates: John Hilzinger, Anita Blake, Paul Calaluce,

Absent: Sean Strollo, Tom Selmont, Jeff Natale, Casey Downes

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. Approval of Minutes

1. 1/12/26 Public Hearing and Regular Meeting

MOTION: E. Kurtz made a motion to accept the 1/12/26 minutes, subject to corrections, additions and deletions. Seconded by M. Bowman.

Motion was passed unanimously by commission members present.

VI. Communications

1. **Review the sale of town property located at 422 North Brooksvale Road and issue a report pursuant to Section 8-24 of the Connecticut General Statutes.**

MOTION: E. Kurtz made a motion to move staff wording, seconded by M. Bowman.

MOVED: To find the sale of town property located at 422 North Brooksvale Road pursuant to Section 8-24 of the Connecticut General Statutes consistent with the goals and objectives of the 2016 Plan of Conservation and Development.

Motion was passed unanimously by commission members present.

2. **CT Federation of Planning and Zoning Agencies Quarterly Newsletter 2026**
3. **Notice of Exempt Modification - Facility Modification 751 Higgins Road, Cheshire, CT**

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.**

MOTION: 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. The text amendment is approved based on the revisions provided by the applicant at

Regular Meeting
Cheshire Planning and Zoning Commission

Monday, February 9, 2026 – Town Hall – Council Chambers – Following the Public Hearing 7:00 PM

12/15/26 and is consistent with the 2016 Plan of Conservation and Development. The effective date of the change is 12/13/2026.

MOVED: E. Kurtz moved staff wording, seconded by C. Affie.

M. Bowman brings up that they would have to come back to the commission for a special permit and demonstrate that they meet these new regulations. He states that he wants to be sure that all offices and anything that's necessary for growing other than the actual growing be under a permanent structure and not a greenhouse. M. Glidden explains that they can make the regulations stricter but not lessen them. M. Bowman asks for an amendment to the regulations to say that "all office, shipping, receiving, and storage and other uses other than growing will be in a permanent structure".

MOTION: E. Kurtz makes a motion to accept that amendment, seconded by J. McKenney.

Motion to add the amendment to the regulations was passed 4-0-3.

Motion for the original motion with the amendment was passed 5-0-2

2. **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.**

VIII. New Business

J. McKenney asks if for the record they can have the names of the people who attended the executive session 11/24/25. M. Glidden states that it was himself, Michael Glidden, Town Planer; Colleen Costello, Land Use Specialist; Lina Cortez-Frazer, Assistant Town Planner; and Jeff Donofrio, Town Attorney. J. McKenney handed out a communication to commission members. He states that he was prohibited from attending the executive session and asks the Town Attorney respond in writing as to what basis.

MOTION: J. McKenney makes a motion that the Town Attorney respond in writing as to why he felt that he was authorized to prohibit his attendance and deprive the Planning and Zoning Commission of making that decision. M. Bowman seconded the motion.

J. Donofrio explains that as indicated prior to the meeting on 11/24/25 pursuant to the town charter the terms of those newly elected officials began December 1st. Therefore, J. McKenney was not yet a member of the Planning and Zoning Commission. E. Kurtz states that at the time he was Chair and had asked the Town Attorney and that was what he was told as well. J. McKenney states that he would like this in writing since it will come up during elections again. J. Donofrio explains further client-attorney privilege and the town charter.

J. McKenney withdraws his motion and M. Bowman withdraws his second.

1. **Stipulation for Judgment proposed in the matter of 869 W. MAIN ASSOCIATES, LLC v. CHESHIRE PLANNING AND ZONING COMMISSION concerning the real property located at 869 West Main St. (Assessor's Map 49, Lot 72, 76, and 301) Cheshire, CT.**

MOTION: E. Kurtz made a motion to move staff wording, seconded by C. Affie.

Regular Meeting
Cheshire Planning and Zoning Commission

Monday, February 9, 2026 – Town Hall – Council Chambers – Following the Public Hearing 7:00 PM

MOVED: Stipulation for Judgment proposed in the matter of 869 W. MAIN ASSOCIATES, LLC v. CHESHIRE PLANNING AND ZONING COMMISSION concerning the real property located at 869 West Main St. (Assessor's Map 49, Lot 72, 76, and 301) Cheshire, CT. The judgment is approved based on the material provided by the Town Attorney. Revision date 01/07/2026, with one change where the term roundabout is replaced with traffic improvement.

Motion was passed 6-0-1.

2. **Application for a Special Permit on behalf of Doug Levens, Executive Director of Cheshire Community YMCA, Applicant; Applicant is requesting a Special Permit pursuant to Section 30 of the Zoning Regulations for a gym and fitness center located at 435 North Brooksvale Rd. (Assessor's Map 77, Lot 12) Zone R-20.**

MOTION: E. Kurtz made a motion to move staff wording, seconded by C. Affie.

MOVED: Application for a Special Permit on behalf of Doug Levens, Executive Director of Cheshire Community YMCA, Applicant; Applicant is requesting a Special Permit pursuant to Section 30 of the Zoning Regulations for a gym and fitness center located at 435 North Brooksvale Rd. (Assessor's Map 77, Lot 12) Zone R-20. The Commission finds that the based on the presentation and documents provided, the applicant demonstrated compliance with the Cheshire Zoning Regulations.

Motion was passed unanimously by commission members present.

3. **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.**

M. Bowman recused himself

MOTION: E. Kurtz made a motion to move staff wording, seconded by C. Affie.

MOVED: Application for a 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. The approval is based on plans titled "Farm Meadow Preserve Residential Development", prepared by SLR Consulting with a revision date of November 25, 2025. The Commission finds that based on the information provided that the applicant demonstrated compliance to the Cheshire Subdivision Regulations. As part of the approval the commission grants a waiver to the requirement of sidewalks on both sides of the proposed roadway. The applicant has agreed to install one sidewalk along the interior curve of the proposed roadway and a sidewalk along the frontage of Wiese Road. The approval is subject to the following conditions:

- a. Conditions of approval from Inland Wetland's permit are incorporated into the commission's approval.
- b. Final plans shall illustrate sidewalks along the interior curve of the proposed roadway and the frontage along Weise Road.
- c. Prior to issuance of any certificate of occupancy, applicant is to provide legal documents for HOA which are to be reviewed and approved by the town attorney. Said document is to be

Regular Meeting
Cheshire Planning and Zoning Commission

Monday, February 9, 2026 – Town Hall – Council Chambers – Following the Public Hearing 7:00 PM

112 filed on the Cheshire Town Land Records prior to the issuance of any certificate of
113 occupancy.

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

115 **IX. Adjournment**

116 **MOTION:** J. Kardaras made a motion to adjourn, seconded by E. Kurtz.

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

118 The meeting was adjourned at 10:55PM.

119

120

121 Attest: Colleen Costello