Regular Meeting
Cheshire Planning and Zoning Commission
Monday, March 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 7:12PM.

II. Roll Call

Matt Bowman called the roll

Present: John Kardaras, Chairman; Earl Kurtz, Vice Chairman; Matt Bowman, Secretary; Casey Downes, Jim McKenney, Chris Affie, Tom Selmont, Jeff Natale, Sean Strollo (7:22)

Alternates: John Hilzinger, Anita Blake, Paul Calaluce

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. 2/9/26 Public Hearing and regular meeting

MOTION: M. Bowman made a motion to accept the 2/29/26 public hearing minutes, subject to corrections, additions and deletions. Seconded by E. Kurtz.

Motion was passed 8-0-1.

VI. Communications

M. Glidden reminds the commission that about the Connecticut Federation of Planning and Zoning Agencies Annual Conference.

C. Downes brings up the memo that was given to the commission at the previous meeting from Marek Kement, Town Engineer. She says that he should have attended the meeting to explain the reasoning. C. Downes states that she disagrees with the memo and that they should not have been granted a sidewalk waiver. M. Glidden suggests that the commission have a discussion with the Town Engineer regarding sidewalks and the subdivision regulations. M. Bowman states that if they exempt sidewalks there should be a fund in place that the developer that got the waiver has to put into for future sidewalks in town.

J. Natale brings up that he had sent in two letters as a communication and is unsure why they weren't read into the record. J. Kardaras explains that the hearing had not been closed and there would be more information put on the record, therefore you couldn't put something on the record of how you are going to vote when you don't have all the information.

J. McKenney asks the chair if they received a communication from the Town Attorney concerning a prior request. M. Glidden explains that it was addressed to J. McKenney and not the commission.

VII. Unfinished Business

1. **Plan of Conservation and Development**

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

Discussion: J. McKenney mentions that it was stated that there's a 5% vacancy rate and asks what the source on that was. R. Newton explains that all of the housing sources came from the American Community Survey dated 2020. He also states that it mentions required bicycle parking and doesn't like the idea of something being required. Further, he brings up the that the idea of of a demolition delay ordinance was brought up. M. Glidden explains that that was an action item that was brought to them by the Historic District Commission and that ordinance would go through the Town Council. Having it mentioned in the POCD is just for consideration purposes

MOVED: To approve, the 2026 Plan of Conservation and Development. Approval is based on the presentation and documents provided. The effective date of the adoption is 3/13/2026.

Motion was passed 8-1-0.

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

Richard Hall, Borghesi Building and Engineering, of 2155 East Main St., Torrington, CT, addressed the commission. R. Hall explains that they are proposing an office facility consisting of three units. He further explains that the lot is serviced by city water, sewer, gas, electric, telecommunications, etc. He shows the proposed site plan of the building, floorplan, and the parking layout. R. Hall shows the rendering of the building from different angles.

C. Downes brings up the planting list and states that a goal in the POCD is to use native plants. R. Hall states that they would be happy accommodate the achievement of that goal. He states that they could make that a condition of approval.

S. Strollo asks for further explanation of the floorplan.

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

MOVED: Application for a Site Plan Approval on behalf of Richard Hall, Applicant. Applicant is requesting a site plan approval per Section 30, Schedule A, #49 of the Zoning Regulations for professional offices at 104 Stonebridge Court (Assessor's Map 3, Lot 57) Zone I-CSDD. 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, "Stonebridge Office Building" prepared by Borghesi Building and Engineering Associates, with a revision date of December 2, 2025.

Approval is subject to the following conditions:

1. All non-native plants are to be changed to native species. Final plans shall incorporate this in the landscaping plan.

The motion was passed unanimously by commission members present.

VIII. New Business

J. McKenney hands out a letter to the commission which cites research done for the procedures the commission should be following. He mentions that he should have been allowed to sit in on the executive session before he was sworn in if the commission had let him. M. Glidden brings up that the Town Attorney also stated that the town charter says that until you’re sworn in you are not a member.

IX. Adjournment

MOTION: E. Kurtz made a motion to adjourn the meeting, seconded by S. Strollo. The meeting was adjourned at 8:08PM.

The motion was passed unanimously by commission members present.

Attest: Colleen Costello