

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, March 23, 2026 – Town Hall – Room 207/209

I. Call to Order

Chairman Kardaras called the meeting to order at 7:00PM.

II. Roll Call

Matt Bowman called the roll

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

Alternates: Anita Blake, Paul Calaluce

Absent: Sean Strollo, John Hilzinger

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. 3/9/26 Public Hearing and regular meeting

MOTION: J. Natale made a motion to accept the 3/29/26 public hearing minutes, subject to corrections, additions and deletions. Seconded by M. Bowman.

Motion was passed unanimously by commission members present.

VI. Communications

M. Glidden states that there was request from Phil Bowman for an extension of the 90 days to file a mylar for the Norton Brothers Subdivision.

M. Bowman recused himself.

MOTION: J. Natale made a motion to approve the request from Phil Bowman for an extension of the 90 days to file a mylar of the approved subdivision, seconded by T. Selmont

Motion was passed unanimously by commission members present.

VII. Unfinished Business

VIII. New Business

1. **Preliminary Discussion on West Main St.**

Robert Smith, of Metro Star Properties and Attorney Michael Ceccorulli address the commission. They share with the commission a video of the existing conditions of the property and a rendering of the proposed concept. R. Smith explains that the idea is for a “café district” with the retail being specifically food uses and there would also be a residential component as well. R. Smith states that they are trying to get a feel from the commission on how they should go forward. He explains that they have looked into

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making it a “Planned Development District (PDD)” which would give the commission legislative control over it.

M. Glidden explains that they could come in with for a zone change which would be a masterplan with certain engineered aspects. If the commission decides to grant this zone change then the applicant would have to come back before them with a site plan or special permit application.

J. Natale states that his biggest concern is with traffic in that area. C. Downes asks about traffic calming measures for that area. R. Smith explains that they would have to get OSTA approval due to the size of the proposed development and that they could suggest traffic calming measures.

R. Smith explains that this wouldn’t involve having the entirety of West Main to be rezoned it would just be this area that would become its own zone. He shows photos of developments that they have done in other towns.

J. Kardaras asks what percentage would be commercial compared to residential. R. Smith states that it would be about 15-20% commercial.

2. Regulations Workshop

M. Glidden explains that he tightened up the Special Adaptive Reuse District section and added that if you are to use this section, residential uses are not allowed in the industrial zones. In the administrative section he states that he cleaned up the definitions so that they are cited to the proper dictionary definition. Further, he explains that he has worked with the town attorney on the nonconformities section and that the changes that were made are now consistent with current case law.

M. Glidden explains that they have updated the enhanced notice requirements. Added was that for certain applications it will be required to post a lawn sign stating that the property is subject to a pending land use commission application.

M. Glidden states that he has updated the fee schedule so that it is all in one place and is less confusing for applicants. He explains that the fees are established by ordinance so they can’t change the amounts without going to Town Council first. The commission talks about the legal advertisements that go into the newspaper and how much they cost.

3. Other Business

J. Natale asks about the Vessel property and if there are any updates. M. Glidden explains that it is a Building Department matter.

J. McKenney brings up that they should look into parking lot regulations. Since bigger cars are more popular, they should look into the sizing of parking spots and if they should be larger. M. Glidden explains that during the public hearing process they can revisit that.

J. Natale brings up the Eversource lot and asks what they plan on doing. M. Glidden explains that they are staging materials there for a line project, it is unclear what will be the long-term plan for the property is.

IX. Adjournment

MOTION: M. Bowman made a motion to adjourn the meeting, seconded by T. Selmont.

The motion was passed unanimously by commission members present.

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72 The meeting was adjourned at 8:00PM.

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75 Attest: Colleen Costello