

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, April 13, 2026 – Town Hall – Room 207/209

I. Call to Order

Chairman Kardaras called the meeting to order at 6:59PM.

II. Roll Call

Matt Bowman called the roll

Present: John Kardaras, Chairman; Earl Kurtz, Vice Chairman; Matt Bowman, Secretary; Casey Downes, Jim McKenney, Tom Selmont (7:07), Jeff Natale, Sean Strollo (7:10)

Alternates: Anita Blake, Paul Calaluze, John Hilzinger

Absent: Chris Affie

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. 3/23/26 Public Hearing and regular meeting

MOTION: E. Kurtz made a motion to accept the 3/23/26 public hearing minutes, subject to corrections, additions and deletions. Seconded by M. Bowman.

Motion was passed unanimously by commission members present.

VI. Communications

VII. Business

1. Regulation Updates

Marek Kement, Town Engineer, addressed the commission. M. Kement explains that memo that he provided, stating the criteria he looks at when deciding if there is a need for a sidewalk in a development. He showed GIS screenshots showing in some developments where there are sidewalks on both sides of the development, however they don't lead anywhere. M. Glidden explains that they can look at the current subdivision regulations to add different sidewalk options.

M. Bowman brings up that if a developer doesn't add sidewalks, they will make a payment to a sidewalk fund that could be used for future sidewalk plans.

J. Kardaras asks if there is any correlation or data that concludes that sidewalks equal safety. M. Kement states that it really depends on where they are.

J. Natale brings up connectivity of sidewalks.

M. Glidden explains that per the subdivision regulations this commission can make the decision on if a development has sidewalks for not on the new road. However, you can't require them to do offsite sidewalks.

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P. Calaluce brings up that some areas in town have open space on both sides of sidewalks, therefore it puts the burden on the town to clear them during a storm event.

The commission talks about ADA compliance and how it relates to sidewalks and new versus existing developments. They also talk about a fee in lieu of sidewalks and if that should be added to the subdivision regulations.

A. Blake asks what the objective criteria is when deciding if there should be a sidewalk or not. M. Kement refers to his memo that outlines the criteria that is looked at.

J. Natale asks about HOAs being in charge of maintenance versus the town.

The commission talks about how the money that's given for sidewalks is allocated. M. Glidden and M. Kement explain that process of how the money is kept in a specific account that can only be used for sidewalks.

M. Kement brings up to the commission of making cul-de-sacs in the future to be private roads. The commission discusses this topic.

VIII. Adjournment

MOTION: M. Bowman made a motion to adjourn, seconded by E. Kurtz.

Motion was passed unanimously by commission members present.

The meeting was adjourned at 7:56PM.

Attest: Colleen Costello