

Public Hearing
Cheshire Planning and Zoning Commission
Monday, April 27, 2026 – Town Hall – Council Chambers – 7:00 PM

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; Matt Bowman, Secretary; Jim McKenney, Chris Affie, Tom Selmont (7:07), Jeff Natale

Alternates: John Hilzinger, Anita Blake, Casey Downes

Absent: Sean Strollo, Paul Calaluce

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. **Business**

New Business

1. **Petition for a Zone Text Amendment on behalf of the Cheshire Planning and Zoning Commission, Applicant. Applicant is requesting a comprehensive zoning regulations re-write.**

M. Glidden explains that this application is a re-write of the zoning regulations with a lot of it being reorganization of the current regulations with some changes made. He states that an important change that the public should be aware of is that they will be an enhanced notice requirement of having a lawn sign stating that there is a pending land use application put on the property.

J. Kardaras asks for M. Glidden to run through the substantive changes that were made. M. Glidden explains that most of the changes were to the organization to make it easier to read and find what you're looking for. A change in residential uses was an increased size for an accessory structure while keeping the same setbacks. Another change was adding some standards to the R-20A zoning district, e.g. design standards, signage, lighting, etc.

In the industrial zones section M. Glidden states that the current regulations require separation distances for restaurants, this has been removed. However, it is still required that they have frontage on Route 10. J. Natale mentions that there are some industrial zoned areas that are not on Route 10 that could be a good area for a restaurant use. E. Kurtz brings up lot coverage for an industrial zone and if it should be increased.

M. Glidden explains that in the interchange zone residential uses have to be established before 1/1/2024 and they would follow the R-40 zoning districts setbacks.

M. Glidden explains that in the SDD zone some changes including the structure, requirements, and a stricter standard for residential uses. There is also more specific parking, architectural, and landscaping standards.

Public Hearing
Cheshire Planning and Zoning Commission
Monday, April 27, 2026 – Town Hall – Council Chambers – 7:00 PM

In the Special Adaptive Reuse District some changes include that residential uses are not permitted in the industrial zones. Also, the procedure and requirements have been clarified as to what is needed for an application.

M. Glidden explains that in the Affordable Housing regulations the qualifying standards didn't change, however the design standards and the requirement of the percentage of deed restricted units did. Further, he explains that this can only be used in the residential and C-1, C-2 zoning districts. J. Kardaras asks how it is similar to CGS 8-30G. A. Blake asks if they are able to change the percentage of units that are required to be affordable. M. Glidden states that they are able to do that now.

The commission then talks about cluster subdivisions and what the benefits of having more of them would be.

M. Glidden explains that in the environmental standards section some changes included the filling and grading regulations, construction phasing, restoration, and what is expected.

M. Glidden explains that in the site plan section a change was condensing all of the existing standards into one section. Along with that, they are now required to include stormwater management in the regulations, and it is consistent with DEEP's guidelines.

J. Natale brings up that in the parking requirements they should consider having larger parking spots due to the increased size of cars. M. Bowman suggests having a percentage of the spots larger. M. Glidden states that he will look into options. He also mentions that the parking ratio chart has been updated.

M. Glidden explains that a new section of landscaping standards has been added to the regulations. These standards would only apply to new applications and not existing. M. Glidden states that the lighting standards have been cleaned up to be clearer.

M. Glidden states that the sign regulations have been updated and have been reviewed by the Town Attorney. He states they can't regulate the content or the user, therefore they only look at the zoning district, size, and lighting.

M. Glidden explains that the nonconformities section has been updated after discussions with the Town Attorney based on statute and case law.

A preapplication section has been added which permits the commission to have a nonbinding conversation with a potential applicant.

Sean Henri, of 1375 Half Moon Rd., addressed the commission. S. Henri brings up the cluster subdivision regulations and that it says that sidewalks must be on at least one side of the proposed roadway. He explains that this is a change from requiring both sides with a possible waiver. S. Henri states that they should keep it at a starting point of requiring both sides and that they shouldn't lessen any of the sidewalk regulations. The commission states that they should relook at this change.

The public hearing is kept open.

VI. Adjournment

MOTION: E. Kurtz made a motion to adjourn the public hearing meeting, seconded by J. Natale. The meeting was adjourned at 8:31PM.

Motion was passed unanimously by commission members present.

Public Hearing
Cheshire Planning and Zoning Commission
Monday, April 27, 2026 – Town Hall – Council Chambers – 7:00 PM

76

77

78 Attest: Colleen Costello