

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, April 27, 2026 – Town Hall – Council Chambers

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. Approval of Minutes

1. 4/12/26 Public Hearing and regular meeting

MOTION: J. Natale made a motion to accept the 4/12/26 public hearing minutes, subject to corrections, additions and deletions. Seconded by E. Kurtz.

Motion was passed 8-0-1.

VI. Communications

VII. 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. Adjournment.**
2. **Review and issue a report pursuant to Section 8-24 of the Connecticut General Statutes on the acceptance of property located at Peck Lane from the Department of Transportation and the transfer of said property to the owner of 645 Peck Lane for the purpose of a utility easement.**

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

MOVED: To find the acceptance of property located at Peck Lane from the Department of Transportation and the transfer of said property to the owner of 645 Peck Lane for the purpose of a utility easement consistent with the goals and objectives of the 2026 Plan of Conservation and Development.

Motion was passed unanimously by commission members present.

3. **Application for a Special Permit on behalf of the Town of Cheshire, Applicant; Applicant is requesting a Special Permit pursuant to Section 29A, of the Zoning Regulations for a school bus depot located at 157 Sandbank Rd. (Assessor's Map 36, Lot 64) Zone R-40. Public Hearing Scheduled for 5/11/2026.**

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- 38 4. **Application for a Special Permit on behalf of Antonio Cassisi, Applicant;**
39 **Applicant is requesting a Special Permit pursuant to Section 36A, of the Zoning**
40 **Regulations for an indoor recreational activity facility located at 830 S. Main St.**
41 **(Assessor’s Map 78, Lot 110) Zone C-3. Public Hearing Scheduled for 5/11/2026.**
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43 5. **Petition for a Zone Change on behalf of Donald J. Ciamp, Jr. and Ellen Ciampi,**
44 **Applicant; M.A. Ceccorulli, Esq., Agent. Applicant is requesting to change from**
45 **the R-20 Zoning District to the R20A Zoning District pursuant to Section 70 and**
46 **70.1 of the Cheshire Zoning Regulations for the property located at 435 Maple**
47 **Ave. (Assessor’s Map 50, Lot 322). Public Hearing Scheduled for 5/11/2026.**
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49 **VIII. Adjournment**

50 **MOTION:** E. Kurtz made a motion to adjourn the regular meeting, seconded by J. McKenney.

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

52 The meeting was adjourned at 8:41PM.

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55 Attest: Colleen Costello