

Public Hearing
Cheshire Planning and Zoning Commission
Monday, May 11, 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; Matt Bowman, Secretary; Chris Affie, Tom Selmont, Jeff Natale, Casey Downes

Alternates: John Hilzinger, Anita Blake, Paul Calaluce

Absent: Sean Strollo, Earl Kurtz, Vice Chairman, Jim McKenney

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**

1. **Application for a Special Permit on behalf of Antonio Cassisi, Applicant; Applicant is requesting a Special Permit pursuant to Section 36A, of the Zoning Regulations for an indoor recreational activity facility located at 830 S. Main St. (Assessor's Map 78, Lot 110) Zone C-3.**

Carmela Valentino, of 481 Goose Lane, representing the applicant addressed the commission. She explains that they are looking for a change of use for the subject property from retail to an indoor recreational facility. Devin Valencia, of 830 S. Main St., addressed the commission. D. Valencia explains that it will be an indoor interactive light activity that is reservation based.

M. Glidden explains that the use is specially permitted in the zone and there is no need for building or parking expansion. He states that the application is in compliance with the zoning regulations.

D. Valencia shows the commission the website and a short presentation to give them a better idea of the business. C. Valentino explains that there will be three separate activity rooms with a common room for birthday parties. He states that all sessions are scheduled in advance with staggered start times to reduce congestion.

A. Blake asks if they will be selling any food or drinks, and if there is a birthday party can they bring in outside food. D. Valencia explains that there will be a vending machine and that people can bring in food for parties. C. Blake asks if there is a policy of when an adult must be present. D. Valencia states that he will check with the franchisers to see if they have a policy in place.

J. Kardaras closed the public hearing.

2. **Petition for a Zone Change on behalf of Donald J. Ciamp, Jr. and Ellen Ciampi, Applicant; M.A. Ceccorulli, Esq., Agent. Applicant is requesting to change from the R-20 Zoning District to the R20A Zoning District pursuant to Section 70 and**

Public Hearing
Cheshire Planning and Zoning Commission
Monday, May 11, 2026 – Town Hall – Council Chambers – 7:00 PM

70.1 of the Cheshire Zoning Regulations for the property located at 435 Maple Ave. (Assessor's Map 50, Lot 322).

M. Bowman recused himself.

Mike Ceccorulli, Esq., of 231 Farmington Ave., Farmington, CT, addressed the commission. M. Ceccorulli explains that his clients are seeking a zone change from R-20 to R-20A to use for an expansion of their family-owned professional services business. He states that if this zone change is approved, they would then have to get a special permit from the commission as well.

Ellen Ciampi, of 55 Nob Hill Rd., in Cheshire, addressed the commission. E. Ciampi explains that the intended use would be a mixed residential and professional use. She states that they would enhance the exterior of the property with improvements to compliment the character of the neighborhood. She further explains that they currently have a property on Waterbury Rd. and shares some photos from that property to give an example.

M. Ceccorulli explains that the rezoning of the property is consistent with the Plan of Conservation and Development, and with existing patterns of development. He states that the abutting property was rezoned to R-20A and that there are many professional offices along Maple Ave. Further, he says that it would not impact the character of the neighborhood in any adverse way.

M. Glidden explains that the property to the south of the subject property is R-20A so essentially if would be dragging the R-20A line north. J. Natale brings up that if they keep dragging the line to include other properties when does it stop. J. Natale asks if down the line they close their business and this property is zoned R-20A what other uses could go in. M. Glidden explains the uses that are allowed in an R-20A zone.

C. Affie asks if they have a plan to add more employees. E. Ciampi states that they have a goal of adding one employee. J. Kardaras asks how many clients they see in a day. E. Ciampi explains that they see about three clients a day. D. Ciampi, of 55 Nob Hill Rd., addressed the commission. D. Ciampi explains that they are by appointment only and are moving towards more remote work.

J. Natale asks about signage and lighting. D. Ciampi explains that they would address that more during the special permit process, but their goal would be for it look residential. He shows an example of their sign at their other property.

Jeff Yue, of 458 Maple Ave., addressed the commission. J. Yue states that he opposes the zone change and that it would threaten the character of the street. He mentions that down the line it could become something other than a financial services business if it is rezoned.

Guy Darter, of 474 Maple Ave., addressed the commission. G. Darter states that he opposes the zone change and that the R-20A zone is going to continue to expand down the street. He mentions that he doesn't want the sign, lighting, or people coming and going, it should remain as strictly residential use.

Jim Landro, of 412 Maple Ave., addressed the commission. He states that he believes there's too much commercial use on Maple Ave. and that the line keeps moving.

Patricia Mottola, of 390 Maple Ave., addressed the commission. P. Mottola states that she opposes the zone change and doesn't want the street to change.

Public Hearing
Cheshire Planning and Zoning Commission
Monday, May 11, 2026 – Town Hall – Council Chambers – 7:00 PM

Barbara Christoff, of 331 Maple Ave., addressed the commission. B. Christoff states that she opposes the zone change and doesn't want to see any more commercial use on the street.

T. Selmont asks if they would be able to operate with the building zoned as it is. M. Glidden explains that they could if the business didn't occupy more than 25% of the gross floor area of the house and they reside there too.

M. Ceccorulli brings up that in the past this whole area was zoned R-20A and was rezoned to R-20. He mentions that the professional use is intended to blend with the residential uses of the area.

C. Affie asks how it is consistent with the POCD. M. Ceccorulli explains that in the POCD it states a goal of enhance economic development. Further, he says that there is nothing in the POCD that would make this inconsistent with its goals and objectives.

J. Kardaras closed the public hearing.

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.

Ryan McEvoy, Professional Engineer, of SLR Consulting, addressed the commission. R. McEvoy explains the existing conditions of the property and what they are proposing. He states that the town is looking to expand the bus yard into the land that was acquired from the state. The trailers that are currently used as office space will be removed and the offices will be housed in the property to the east. R. McEvoy explains that currently staff parking is located across the street and with this expansion it will allow for staff to park on site. Also added is a driveway connection to the adjacent site and another drive connection on Sandbank Rd.

M. Bowman brings up that the buses turning left into the parking lot that come off of Rt. 10 often get backed up and should be addressed. R. McEvoy explains that this plan doesn't add any buses, it is to get staff to be able to park on the property as opposed to having to cross the street, and to increase maneuverability. Scott Brabant, CFO of DATTCO, Inc., addressed the commission. S. Brabant explains that this plan provides a second means of entrance and exit to alleviate some of the traffic.

P. Calaluce states that when he was with the Board of Education and that they have tried to acquire that parcel to expand the bus depot and is glad to see it happening.

J. Natale asks if it is possible to move the driveways further west to get them further from Rt. 10. R. McEvoy explains that it would be difficult because there is more of a grade change there so they would have to reconstruct that parking area to accommodate that

J. Kardaras closed the public hearing.

4. 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 he did some research regarding the dimension of parking spaces and found that the industry standard is 9 feet by 18 feet, which is consistent with the current regulations. He suggests that he adds a standard to clearly state that the measurements be from the inside of the lines. T. Selmont brings

Public Hearing
Cheshire Planning and Zoning Commission
Monday, May 11, 2026 – Town Hall – Council Chambers – 7:00 PM

up that based on use if someone comes in for a special permit, they could require some oversized vehicle spots.

M. Glidden explains that based on public testimony he updated the cluster subdivision regulations to include sidewalks on both sides of the proposed road with a waiver possibility.

Christopher Rousseau, Pullman and Comley, of 90 State House Square, Hartford, addressed the commission. He states that he represents DEWC LLC who owns property on Academy Rd. (Norton Brothers Farm). M. Bowman recused himself. C. Rousseau explains that they are requesting the commission to consider amending sections 3.4 and 3.8 of the proposed regulations. The proposed amendments would allow a property owner to apply for a special permit to hold larger indoor events on working farms while prohibiting development of new subdivisions or developments. He further explains in depth the details of the proposed amendment. He states that these amendments would advance the goals of the POCD.

Commissioners talk about if they would want this to come in as a separate application and they talk about the details of the proposal.

Bill Cunningham, of 81 Woodpond Rd. addressed the commission. He explains that he is a co-owner of the Norton Brothers Farm property and that they are trying to stop there from being a housing development. They want to preserve it as an apple orchard and have a venue for indoor events to secure additional revenue.

J. Natale and other commissioners state that they would like to hear public input regarding this topic.

M. Ceccorulli states that he strongly supports the proposition of adaptive reuse for agricultural uses in town and that it is important to give farmers the opportunity to create additional revenue to keep their farms open.

J. Kardaras made a motion to adjourn the public hearing.

VI. Adjournment

MOTION: J. Natale made a motion to adjourn the public hearing meeting, seconded by T. Selmont.

The motion was passed unanimously by commission members present.

The meeting was adjourned at 8:36PM

Attest: Colleen Costello