

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, May 11, 2026 – Town Hall – Council Chambers

I. Call to Order

Chairman Kardaras called the meeting to order at 8:36PM.

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. Approval of Minutes

1. 4/27/26 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 M. Bowman.

C. Downes states that it said that she was present when she was not.

Motion was passed unanimously by commission members present.

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.**

MOTION: J. Natale made a motion to move staff wording, seconded by T. Selmont.

MOVED: 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. The text amendment is approved based on the material provided by the applicant and is consistent with the 2026 Plan of Conservation and Development. The effective date of the change is 5/15/2026.

Motion was passed unanimously by commission members present.

2. **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.**

MOTION: J. Natale made a motion to move staff wording, seconded by T. Selmont.

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MOVED: 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.

The Commission finds that the based on the presentation and documents provided, the applicant demonstrated compliance with the Cheshire Zoning Regulations.

The approval is based on plans titled "**Bus Depot Expansion**" prepared by SLR, dated April 20, 2026.

The approval is subject to the following condition:

- Fire Department key boxes will need to be installed and maintained at the entrance for the subject property, precise location are to be approved by the Fire Chief or his designee

Motion was passed 8-1-0.

3. **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. Public Hearing Scheduled for 5/11/2026.**

MOTION: J. Natale made a motion to move staff wording, seconded by M. Bowman.

MOVED: 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.

The Commission finds that the based on the presentation and documents provided, the applicant demonstrated compliance with the Cheshire Zoning Regulations.

The approval is based on plans titled "Change of Use 830 S. Main St. Cheshire, CT" prepared by Marc A. Petrin Architects, dated April 2, 2026.

Motion was passed unanimously by commission members present.

4. **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 70.1 of the Cheshire Zoning Regulations for the property located at 435 Maple Ave. (Assessor's Map 50, Lot 322). Public Hearing Scheduled for 5/11/2026.**

M. Bowman recused himself.

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

MOVED: 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 R-20A Zoning District pursuant to Section 70 and 70.1 of the Cheshire Zoning Regulations for the property located at 435 Maple Ave. (Assessor's Map 50, Lot 322). The commission finds that the change is consistent with the goals and objectives of the 2026 Plan of Conservation and Development. The effective date of the change is 5/15/2026.

Motion passed 6-2-0.

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73 **VIII. Adjournment**

74 **MOTION:** J. Natale made a motion to adjourn the regular meeting, seconded by T. Selmont.

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

76 The meeting was adjourned at 8:51PM.

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79 Attest: Colleen Costello