

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, July 13, 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; Sean Strollo (7:15PM), Matt Bowman, Secretary, Tom Selmont, Jeff Natale, Earl Kurtz, Vice Chairman, Jim McKenney

Alternates: John Hilzinger, Anita Blake, Paul Calaluce

Absent: Chris Affie, Casey Downes

Staff member present: Lina Cortez-Frazer, Assistant Town Planner; Jeffrey Donofrio, Town Attorney

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. 6/8/26 Public Hearing and regular meeting

MOTION: M. Bowman made a motion to accept the 6/8/26 meeting minutes, subject to corrections, additions and deletions. Seconded by E. Kurtz.

Motion was passed 8-0-1.

VI. Communications

VII. New Business

1. **Section 3.8(E)(2) Text Amendment Review Review of the adopted text amendment for Large Outdoor Events and Activities to determine whether the recorded language accurately reflects the Commission's approved action and consideration of any necessary administrative corrections.**

Jeffrey Donofrio, Town Attorney, addressed the commission. He explains that there was a concern expressed and that the recorded language from the motion and the vote by the commission approving the text amendment should reflect more clearly the discussion that was had by the commission. L. Cortez-Frazer explains that there was confusion on if they were keeping in the 3-day a week limit for outdoor events.

J. Natale explains that during the June 8th meeting he had asked the applicant if they were ok with leaving the outdoor event standards as they were and not getting ride of the 3-day a week limit for outdoor events. He states that at that time the applicant had agreed to that.

Christopher Rousseau, Esq., of Pullman & Comley, addressed the commission. He states that it was also brought up that some commissioners didn't want to limit a business with how many days they can operate. He clarifies that they agreed to the 3-day a week limit for the outdoor events but not for the indoor events.

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MOTION: J. Kardaras made a motion that 3-day a week limitation for outdoor events be removed, seconded by E. Kurtz.

M. Bowman recused himself.

Motion failed 1-7-1.

2. **Application for a Site Plan Approval on behalf of Prarichat Lionello, Applicant; Phillip Riccutti, Esq., Agent. Applicant is requesting a site plan approval per Section 3.4 Subsection A.3 of the Zoning Regulations for mixed-use located at 16 Chipman Dr. (Assessor's Map 64, Lot 284) Zone R20A.**

Phillip Riccutti, Esq., of Fazzone Ryan & Riccutti, addressed the commission. He states that they are looking for an approval of a mixed commercial and residential use. On the first floor there is a nail, hair, and beauty salon which use is permitted in the R-20A zone and was previously approved by the commission. The proposal is for the second floor to be converted into and maintained as a residential apartment unit, which is allowed in the R-20A zone.

A. Blake asked who will be residing in the residential portion and if it will be for the owners or will be rented out. P. Riccutti explains that their intent is to rent it out, it is one unit only.

MOTION: M. Bowman made a motion to move staff wording, seconded by E. Kurtz.

Discussion: J. McKenney states that he does not believe that there should be rental properties in this zone if it's not the owner or blood relative.

MOVED: Application for a Site Plan Approval on behalf of Prarichat Lionello, Applicant. Applicant is requesting a site plan approval per Section 3.4, Subsection A.3 of the Zoning Regulations for a mixed use at 16 Chipman Dr. (Assessor's Map 64, Lot 284) Zone R-20A. 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, "Site Plan Land of Charles F. & Catherine Rita McAtavey" prepared by Conklin & Soroka, Inc.", with a revision date of September 28, 1998.

Motion was passed 8-0-1.

3. **Request for Bond Reduction StoneBridge Crossing Landscaping**

Tabled until further notice.

4. **Petition for a Zone Change on behalf of Donald J. Ciampi, Sr. and Lucille D. 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 the Cheshire Zoning Regulations for the property located at 35 Rita Ave. (Assessor's Map 14, Lot 31). Public Hearing Scheduled for 7/27/26.**

5. **Application for a Special Permit on behalf of Kelly's Farm LLC, Applicant; Applicant is requesting a Special Permit pursuant to Section 3.4.D.5 of the Zoning Regulations for an indoor event facility located at 466 Academy Rd. (Assessor's Map 58, Lot 45 & 47) Zone R-40. Public Hearing is Scheduled for 7/27/26.**

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- 76 6. **Application for a Site Plan Approval on behalf of Kelly's Farm LLC, Applicant.**
77 **Applicant is requesting a site plan approval per Section 3.4D.5 of the Zoning**
78 **Regulations for an indoor event facility (Assessor's Map 57, Lot 45 & 47) Zone**
79 **R-40. Scheduled for 7/27/26.**

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81 **VIII. Other Business**

82 J. McKenney states that he would like a written response of why he was asked to leave the ZBA meeting.

83 P. Calaluce asks about time limitations on people speaking during the public hearings.

84 **IX. Adjournment**

85 **MOTION:** J. Natale made a motion to adjourn the meeting, seconded by J. McKenney.

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

87 The meeting was adjourned at 7:45PM.

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90 Attest: Colleen Costello