

Aquifer Protection Agency
Monday, July 27, 2026 – Town Hall – Council Chambers

I. Call to Order

Chairman Kardaras called the meeting to order at 9:12PM.

II. Roll Call

Matt Bowman called the roll

Present: John Kardaras, Chairman; Earl Kurtz, Vice Chairman; Matt Bowman, Secretary; Chris Affie, Tom Selmont, Jeff Natale, Casey Downes, Jim McKenney

Alternates: John Hilzinger, Anita Blake, Paul Calaluce

Absent: Sean Strollo

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

VI. Public Comment

VII. Old Business/Continued Matters

VIII. New Business

1. Consideration of Cease and Restore Order

**i. Aquifer Protection Area Compliance Matter: DEEP Notice of Violation
Nos. NON-APA-2026-001 and NOV-APA-2026-001 – REF: 108 Blacks
Road, Cheshire, Connecticut 06410 - North Cheshire Aquifer Protection
Area**

L. Cortez-Frazer explains that this matter was brought to the town's attention by DEEP and that they need to keep record of it. She states that they need to consider what kind of solutions the town is providing and issue a cease and restore order on the property. L. Cortez-Frazer explains that the owners have started doing a phase 1 clean up on the property.

L. Cortez-Frazer explains that she had met with DEEP personnel once she was made aware of the issue and they had done a site walk along with the owners. During the walk they were able to identify areas that needed to be restored. Therefore, a cease and restore will be issued which would require immediate cessation of activities contributing to the violations and restoration of the affected areas.

J. Kardaras asks if the owners have made much progress. L. Cortez-Frazer explains that they have started the cleanup and they have done a phase 1 and will most likely need to do a phase 2.

Sean Florian, of Woodruff Street Associates, addressed the commission. S. Florian explains that they have been managing the property for his parents who own the property. He states that about 95% of the property has been cleaned up and most of the renters have complied. They also mention that they have been sending progress reports to DEEP about every 2 weeks.

E. Kurtz asks if the town is looking for the APA to respond to DEEP. L. Cortez-Frazer explains that the town has to follow up with DEEP and provide a schedule to abide by to the property owner. She further explains that it is a part of procedure and keeping the record.

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J. Natale asks about the deadlines since they have already started the cleanup. L. Cortez-Frazer explains that DEEP has allowed some flexibility and that the owners have to notify which stage they are at. Further, she explains that eventually an environmental professional will have to determine if the aquifer is intact and provide documentation stating that.

L. Cortez-Frazer explains that she needs the agency to allow for the cease and restore to be sent which provides the property owners with the guidance and steps of what to do. The owners then have to provide in writing on what restoration action has taken place.

MOTION: E. Kurtz made a motion to issue a Cease and Restore Order for the property at 108 Blacks Rd., Cheshire, CT, 06410. Seconded by C. Affie.

Motion was passed unanimously by commission members present.

IX. Agency Action Items

1. Possible motions and actions regarding:
2. Cease and Restore Order;
3. Corrective action requirements;
4. Environmental Assessment requirements;
5. Compliance monitoring;
6. Additional enforcement measures.

X. Executive Session (if necessary)

XI. Adjournment

MOTION: E. Kurtz made a motion to adjourn the meeting. Seconded by M. Bowman.

Motion was passed unanimously by commission members present.

Attest: Colleen Costello