

Regular Meeting
Cheshire Planning and Zoning Commission
Monday, July 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; 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

1. 5/11/26 Public Hearing and regular meeting

MOTION: E. Kurtz made a motion to accept the 5/11/26 public hearing and regular meeting minutes, subject to corrections, additions and deletions. Seconded by J. Natale.

Motion passed unanimously by commission members present.

VI. Communications

VII. Unfinished Business

VIII. New Business

1. **Petition for a Zone Change on behalf of Donald J. Ciamp, 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).**

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

MOVED: *Planning and Zoning Commission of the Town of Cheshire approve the application for a Zoning Map Amendment and associated Zone Boundary Line Revision for the subject property, as depicted on the plan entitled:*

"Property Line Adjustment Map, Showing Land to be Conveyed from Land N/F of Nicolas S. Robertson, 35 Rita Avenue, to Land N/F of Lucille D. Ciampi and Donald J. Ciampi, Sr., 2278 Waterbury Road (CT Route 801), dated January 24, 2026, revised February 1, 2026, prepared by Stone Wall Boundaries, LLC, Surveying and Mapping, Paul Buckley Reynolds, Professional Land Surveyor,"

thereby changing the zoning designation of the subject property located at 35 RITA AVENUE (Map 14, Lot 31) from the R-20 Residential District to the R-20A Residential District, in accordance with the Cheshire Zoning Regulations. In approving the application, the Commission finds that:

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38 1. The proposed Zoning Map Amendment is consistent with the comprehensive plan as embodied in the
39 Cheshire Zoning Regulations.

40 2. The proposed amendment is consistent with the goals, policies, and recommendations of the Town of
41 Cheshire Plan of Conservation and Development.

42 3. The proposed amendment establishes a logical and defensible zoning boundary that corresponds with
43 the approved property line adjustment and promotes the orderly administration of the Town's Zoning
44 Map.

45 4. Although the subject property has historically been utilized for commercial purposes, the requested
46 Zoning Map Amendment does not authorize, expand, or modify any commercial use of the property. Any
47 existing use of the property shall remain subject to the applicable provisions of the Cheshire Zoning
48 Regulations governing legally existing uses.

49 5. The proposed amendment maintains the property within a residential zoning classification and is
50 compatible with the surrounding development pattern and the public health, safety, convenience, and
51 general welfare.

52 This approval is subject to the following condition:

53 The approved Zoning Map Amendment and associated Zone Boundary Line Revision shall become
54 effective once filed and recorded in the Office of the Cheshire Town Clerk. Upon recording, the applicant
55 shall provide written notification to the Town of Cheshire Assessor's Office so that the Town's assessment
56 and mapping records may be updated accordingly. The Chairperson, or the Chairperson's designee, is
57 authorized to execute any documents necessary to implement this approval.

58 **Motion was passed 8-1-0.**

59 2. **Application for a Special Permit on behalf of Kelly's Farm LLC, Applicant;**
60 **Applicant is requesting a Special Permit pursuant to Section 3.4.D.5 of the**
61 **Zoning Regulations for an indoor event venue located at 466 Academy Rd.**
62 **(Assessor's Map 58, Lot 45 & 47) Zone R-40.**

63 3. **Application for a Site Plan Approval on behalf of Kelly's Farm LLC, Applicant.**
64 **Applicant is requesting a site plan approval per Section 3.4. D.5 of the Zoning**
65 **Regulations for an indoor event venue located at 466 Academy Rd. (Assessor's**
66 **Map 58, Lot 45 and 47) Zone R-40.**

67 M. Bowman recused himself.

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

69 **MOVED:** That the Planning and Zoning Commission hereby approves the Site Plan Review and Special
70 Permit Application for the Kelly's Farm Event Barn and Farm Store Expansion located on 466 Academy
71 Road, Cheshire, Connecticut, subject to the following conditions:

72 **CONDITIONS OF APPROVAL**

73 1. **Approved Plans and Construction** The development shall be constructed substantially in accordance
74 with the approved plans submitted to and approved by the Commission. Any material modification

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75 affecting building footprint, site layout, parking, circulation, stormwater facilities, grading, or other
76 zoning-regulated elements shall require review and approval by the Commission or its authorized agent.

77 2. Zoning Compliance Verification Prior to issuance of zoning permits, the applicant shall demonstrate
78 compliance with applicable zoning requirements, including: • Permitted use requirements; • Building
79 setbacks; • Building height; • Lot coverage; • Parking requirements; • Accessible parking requirements; •
80 Lighting requirements; • Signage requirements; and • Landscaping requirements.

81 3. Outside Agency Approvals Prior to commencement of construction, the applicant shall obtain all
82 required approvals from applicable agencies, including: • Chesprocott Health District; • Building
83 Official; • Fire Marshal; • Town Engineer; • Inland Wetlands and Watercourses Commission, if
84 applicable; • Utility providers; and • Connecticut Department of Transportation, if applicable.

85 4. Septic System Approval The septic system shall be installed, inspected, and approved by the applicable
86 Health District prior to issuance of a Certificate of Occupancy.

87 5. Stormwater Management Stormwater management facilities shall be installed in accordance with
88 approved engineering plans. Final drainage and stormwater improvements shall be certified by the
89 project engineer prior to issuance of a Certificate of Occupancy.

90 6. Erosion and Sedimentation Controls Erosion and sedimentation controls shall be installed prior to
91 commencement of earth disturbance and maintained throughout construction.

92 7. Accessibility Compliance All accessible parking spaces, sidewalks, pedestrian routes, and site access
93 improvements shall comply with applicable accessibility requirements.

94 8. Fire Access Review Final emergency access, turning movements, and fire apparatus access shall be
95 reviewed and approved by the Fire Marshal prior to issuance of a Certificate of Occupancy.

96 9. Landscaping Final landscaping shall be installed in accordance with an approved landscape plan
97 identifying plant materials, quantities, locations, and maintenance requirements.

98 10. Demolition Activities Demolition of existing structures shall comply with applicable regulations,
99 including proper utility disconnection and construction safety requirements.

100 11. As-Built Plans Upon completion of construction, the applicant shall submit as-built plans prepared by
101 an appropriate licensed professional documenting final site improvements, drainage systems, utilities,
102 and related improvements.

103 12. Certificate of Occupancy A Certificate of Occupancy shall not be issued until all required approvals,
104 site improvements, and conditions contained herein have been satisfied.

105 13. Material Modifications Material changes to the approved plans, including changes to building size,
106 use, parking, circulation, grading, drainage, or site improvements, shall require review by the
107 Commission or its authorized agent.

108 14. Open Space Conditions As a condition of Special Permit Approval, 60% of total acreage of the lots,
109 which contain the 25 contiguous acres in common ownership or leasehold must be subject to a restriction
110 prohibiting development, by easement, conveyance of development rights, or any subsequent equivalent,
111 provided that such restriction shall not apply to construction of a permanent indoor event space.

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BE IT FURTHER RESOLVED That this approval is consistent with the purposes and policies of the Town of Cheshire Zoning Regulations and Connecticut General Statutes §§8-2 and 8-3(g).

Motion was passed unanimously by commission members present.

4. **Application for a Special Permit on behalf of Eric Bucci, Applicant; Stephen Giudice, Agent. Applicant is requesting a Special Permit pursuant to Section 3.4.A.3 of the Zoning Regulations for a church located at 1146 Waterbury Rd. (Assessor's Map 41, Lot 94, 95, 96, & 97) Zone R-20. Public Hearing must close by 8/31/26 MAD 11/4/26.**

The public hearing remains open.

5. **Application for a Site Plan Approval on behalf of Eric Bucci, Applicant; Stephen Giudice, Agent. Applicant is requesting a site plan approval pursuant to Section 3.4.A.3 of the Zoning Regulations for a church located at 1146 Waterbury Rd. (Assessor's Map 41, Lot 94, 95, 96, & 97) Zone R-20.**

Tabled.

6. **Review the Fiscal Year 2026-2027 Five-Year Capital Expenditure Plan and Annual Capital Budget and issue a report pursuant to Section 8-24 of the Connecticut General Statutes.**

Tabled.

IX. Adjournment

MOTION: M. Bowman made a motion to adjourn the meeting, seconded by E. Kurtz. The meeting was adjourned at 9:12PM.

Attest: Colleen Costello