

**AGENDA  
REGULAR MEETING  
ECONOMIC DEVELOPMENT COMMISSION  
TUESDAY, JANUARY 19, 2021  
4:30 P.M.**

**VIRTUAL MEETING**

This meeting can be viewed live at  
[youtube.com/c/CheshireChannel14](https://www.youtube.com/c/CheshireChannel14) or on Channel 14

Public comments can be made via email at [Comments@cheshirect.org](mailto:Comments@cheshirect.org),  
and by voice message prior to the meeting at 203 271-6638.

- I. Call to Order
- II. Roll Call
- III. Determination of Quorum
- IV. Pledge of Allegiance
- V. Approval of Minutes – Regular Meeting – December 15, 2020
- VI. Communications
  - a) Meeting Dates 2021
- VII. Business
  - a) Discussion with Small Businesses
  - b) Speakers for Future Meetings
  - c) Zone Text Amendment to Permit Storage, Warehouses and Distribution Centers with Trucking Facilities Incidental to Main Use in the Interchange Zone
  - d) Open for Business Activities
  - e) Liaison Reports
  - f) Coordinator’s Report
- VIII. Adjournment

# TOWN OF CHESHIRE

Economic Development Commission  
84 South Main Street • Cheshire, Connecticut 06410  
203-271-6670 • Fax 203-271-6688



## ECONOMIC DEVELOPMENT COMMISSION MEETING DATES 2021

The Commission meets the third Tuesday of the month at 7:30 a.m. in Room 207/209 at the Town Hall, 84 South Main Street, unless otherwise noted.

January 19, 2021

February 16, 2021

March 16, 2021

April 20, 2021

May 18, 2021

June 15, 2021

July 20, 2021

August 17, 2021

September 21, 2021

October 19, 2021

November 16, 2021

December 21, 2021

January 18, 2022

William Stanley  
(Chairman)

12/15/20  
(Date)

\*The Meeting Dates and room location are subject to change. Please call the Planning Department at 203-271-6670 for confirmation.



**MEMORANDUM  
TOWN OF CHESHIRE**

84 SOUTH MAIN STREET, CHESHIRE, CONNECTICUT 06410  
(203) 271-6670 Telephone (203) 271-6688 FAX

*The Bedding Plant Capital of Connecticut*

**DATE: January 12, 2021**

**TO: Economic Development Commission**

**FROM: Jerry Sitko**  
**Economic Development Coordinator** 

**SUBJECT: Discussion with Small Businesses**

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Dana Bartone of Dana Bartone & Company and Johnny Miller of C.J. Sparrow will attend the commission's meeting this Tuesday. In addition to the operating her salon, Ms. Bartone is a certified life coach & consultant. Mr. Miller and his wife, Tara, also own the Bean Coffee Roasters shop across from the Town Hall.

For next month's meeting, please give some thought to the business you would like to invite. I suggest that the focus should continue to be on the small business community which, as you know, has been hit hard by the pandemic.

Thank you.

**MEMORANDUM  
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*The Bedding Plant Capital of Connecticut*

**DATE: January 12, 2021**

**TO: Economic Development Commission**

**FROM: Jerry Sitko**  
**Economic Development Coordinator** 

**SUBJECT: Proposed Amendment to Section 48 – Interchange Zone of  
Cheshire's Zoning Regulations**

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Bozzuto's has expressed an interest in building a warehouse/distribution center in the southwest quadrant of the Interchange Zone. Heretofore, this use has not been entertained nor permitted by the Town of Cheshire in this zone. Accordingly, a zone text amendment to Section 48-Interchange Zone-of the Zoning Regulations has been submitted on behalf of the company to the Planning and Zoning Commission. This amendment would permit storage, warehouses, and distribution facilities incidental to the main use by Special Permit.

I bring this to your attention as the EDC may want to consider sending a letter of support for the amendment to the Planning and Zoning Commission.

Thank you.

To: Cheshire Planning and Zoning Commission

From: Planning Staff

Re: Zone Text Amendment to Section 48 (Interchange Zone) of the Zoning Regulations to Permit Storage, Warehouses, and Distribution Centers with Trucking Facilities Incidental to the Main Use

Date: December 17, 2020

### **Proposal**

This application seeks amendment to Section 48 (Interchange Zone) of the Cheshire Zoning Regulations to create new Section 48.2, h) to permit “storage, warehouses, and distribution facilities with trucking facilities incidental to the main use” by Special Permit. It has been submitted by Bozzuto’s, Inc. who are the owners of the southwesterly quadrant of the interchange area.

This application also seeks repeal of that portion of existing Section 48.2, b), 2) which states “Storage, warehouse uses, and distribution centers are prohibited except as incidental to a permitted use. Truck terminals are prohibited.” This section obviously conflicts with the uses which are proposed by the applicant.

A map showing the location and extent of the Interchange Zone is enclosed. The 2016 Cheshire Plan of Conservation and Development (POCD) includes a narrative describing the four principal quadrants, and this narrative remains unchanged. This focus area is shown on the Interchange Focus Area map from the POCD (enclosed) and includes four quadrant areas wrapped around the I-691/Route 10 interchange. No site development plans accompany this application, and it would be inappropriate to review any at this time.

The northwesterly quadrant has been rezoned to Interchange Special Development District (ISDD) to facilitate development of a mixed-use commercial center. A major portion of the northeasterly quadrant is owned by the State of Connecticut and includes a commuter parking lot. There are also three residential properties wedged between the interchange ramps and the commuter lot. The southwesterly quadrant is undeveloped and is owned by Bozzuto’s that seeks this amendment in order to satisfy their business needs. Most of the southeasterly quadrant is owned by a utility company whose intentions appear to be to remain on the property for an extended period.

### **Staff Analysis**

The POCD provides some discussion on the origins of the Interchange Zone developed in 1985 based upon a study entitled Land Use Analysis and Plan of the Development Surrounding the I-691/Route 10 Interchange written to create an overall strategy for the development around the interchange in anticipation it’s completion. That study recognized the importance of the

interchange in generating tax revenue and employment and predicted that office buildings, research centers, hotel/conference centers and other similar uses would be likely. The predicted mix of uses has not occurred and the 2016 POCD recognized this and states that “it is almost certain that changes will be requested.”

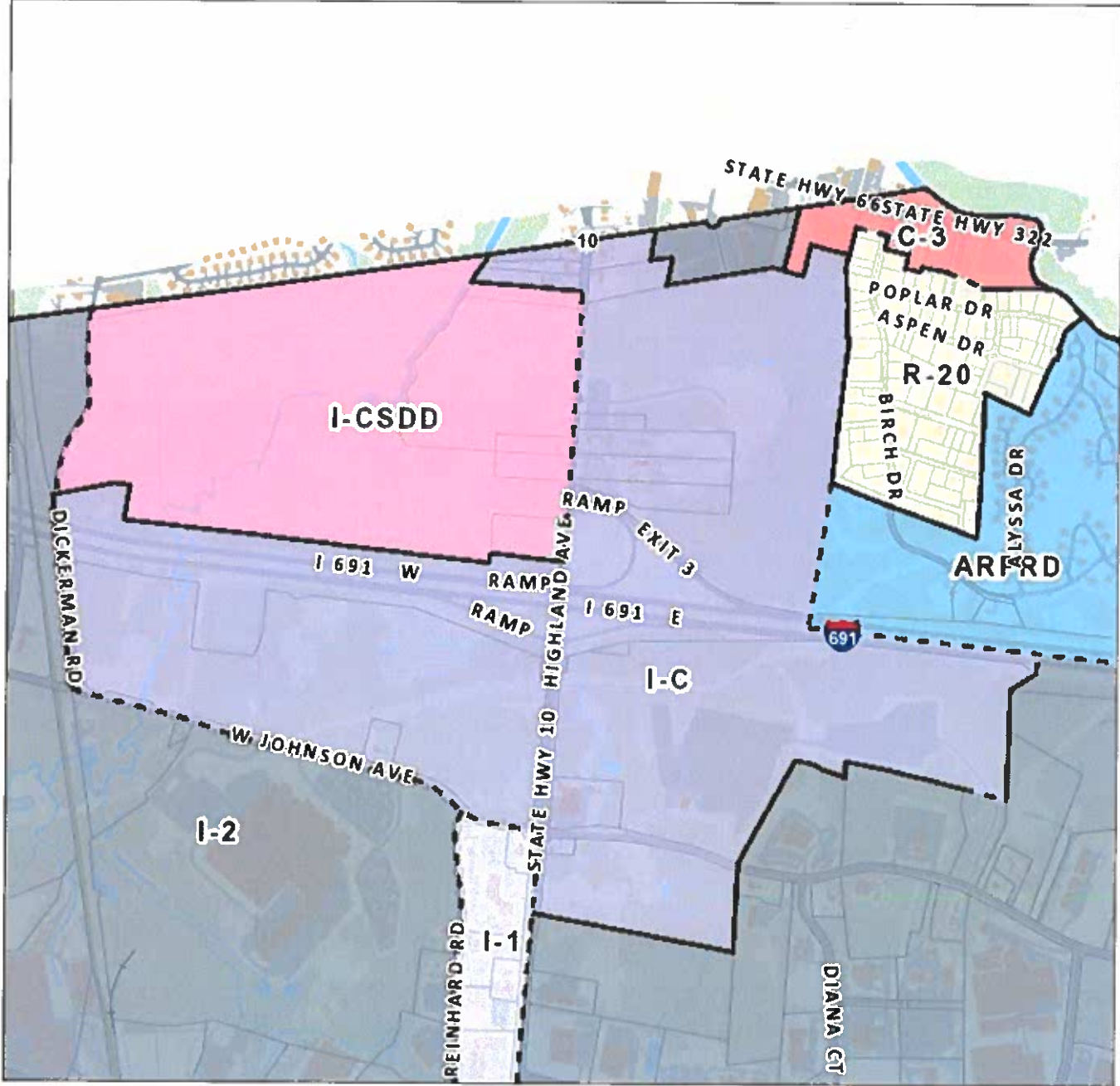
The 1985 vision for major office buildings, high-tech research centers, hotels and conference centers has been affected by changing market conditions. This request has been offered by a major business in this community who has a need to grow, is wanting to do it here, and is asking the Commission to give it consideration. The I-691/Route 10 interchange is designed to handle large volumes of traffic, including trucks, and any improvements that may be required by the Connecticut Department of Transportation in their review of projects will be the responsibility of the applicants to pay for. Staff notes that this proposal is not in conflict with any provisions of the POCD. The Plan does recognize the interchange as Cheshire’s “front door” and recommends that development proposals should include a master plan with consideration given to access management and context sensitive design that will provide a favorable impression at this gateway location.

# Town of Cheshire

Geographic Information System (GIS)



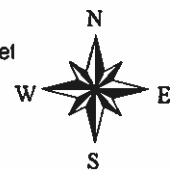
Date Printed: 12/31/2020



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Cheshire and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 1000 feet



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**DATE: January 12, 2021**

**TO: Economic Development Commission**

**FROM: Jerry Sitko**  
**Economic Development Coordinator** 

**SUBJECT: Coordinator's Report**

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This Tuesday, I will report to you on a variety of topics, including:

- Bovano Property/Malpractice Brewing
- Bozzuto's
- "Dragon Buffet" Property/Starbucks
- Ball & Socket Arts
- Cares Act/Paycheck Protection Program (PPP)
- Cugino's /Perfectly Prepared/Bone In Prime