

COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, JANUARY 20, 2010
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING 7:00 P.M.

NANCY A. BRAY
TOWN ENGINEER

Nancy A. Bray

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AGENDA

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings – Minutes of Regular Meetings – December 16, 2009 & January 6, 2010
5. Public Hearings None
6. Preliminary Reviews
7. New Business & Applications Received –
 - A. Sub #10-418, Jess McMinn, 216 Pickereel Lake Road, Assessors Map 3-20 Lot 31, 4-lot Subdivision with municipal improvements.
8. Five Minute Session for the Public
9. Pending Applications
 - A. SESUB#09-417-Carvalho Brothers Realty, LLC Applicant/Owner; Application for a 8-lot Special Exception Conservation Resubdivision of 20.37 acres at the Salem/Colchester Town Line at 50 Buckley Rd., Map #01-04, Lot # 06A, R-80 Zone. The parcel is located on the North side of the road approximately 1,250 feet east of the intersection of Brainard Rd. and Buckley Rd. A 1,200' cul-de-sac road is proposed. (Public Hearing opened 11/4/2009, continued to 11/18/2009, 12/2/2009, 12/16/2009 and 1/06/2010, closed 1/06/2010, Decision required by 3/12/2010)
 - B. SE#09-012-Colchester Realty, LLC Applicant/Owner; Application for a Special Exception Site Plan approval to construct a 253,000 Sq. Ft. retail development on 3 parcels containing about 72 acres of Retail Center Commercially Zoned land a portion of which is within the Aquifer Protection Zone, with the associated extension of public utilities. The parcels are located between Parum Rd. & Chestnut Hill Rd. adjacent to CT Rte. #2 eastbound, Assessors Map 03-09 Lot 008, and Map 4W-01, Lots 007 & 018. (Public Hearing opened 12/16/2009, continued to 1/06/2010 closed 1/06/2010, Decision required by 3/12/10)
 - C. SE#09-013, Elliot Flom, Applicant Donald & Irene Stanavage owners; Application for an Accessory Apartment at 3 Carriage Drive, Assessors Map# 03-11, Lot# 003-000, R-60 Zone. Parcel is located at the SW intersection of Nelkin Rd. and Carriage Dr. (Public Hearing set for 2/3/2010)
10. Old Business
11. Planning Issues & Discussions
 - A. Land Development Regulations
 - B. Sidewalk Regulations
12. Zoning Enforcement Officer's Report – December
13. Correspondence
14. Adjournment