

**COLCHESTER  
PLANNING & ZONING COMMISSION  
WEDNESDAY, FEBRUARY 3, 2010  
Town Hall, 127 Norwich Avenue, Colchester, Connecticut  
MEETING 7:00 P.M.**

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Additions to Agenda**
4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – January 20, 2010
5. **Public Hearings**
  - A. **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 to open 2/3/2010)**
6. **Preliminary Reviews**
7. **New Business & Applications Received** –
  - A. **ZC #10-197 – Reneson – Bull Hill Road** (Public Hearing to Open 2/17/10)
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)**
  - D. **Sub #10-418, Jess McMinn, 216 Pickerel Lake Road,** Assessors Map 3-20 Lot 31, 4-lot Subdivision with municipal improvements.
10. **Old Business**
11. **Planning Issues & Discussions**
12. **Zoning Enforcement Officer's Report** – None
13. **Correspondence**
  - A. Request for Proposals – The Nature Conservancy
14. **Adjournment**

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2010 JAN 29 AM 11:34  
*Nancy A. Bray*  
NANCY A. BRAY