

COLCHESTER  
PLANNING & ZONING COMMISSION  
WEDNESDAY, AUGUST 18, 2010  
Town Hall, 127 Norwich Avenue, Colchester, Connecticut  
MEETING at 7:00 P.M.  
Room 1

AGENDA

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings – Minutes of Regular Meetings – July 21, 2010
5. Public Hearings - None
  - A. RESUB#10-422, Arthur Clauson, Applicant; Application for a 1-lot resubdivision of 13.16 acres zoned R-60; to change the status of the lot from agricultural/conservation to a building lot. The parcel is located at the west side of New London Road approximately 1000' north of the intersection with Homonick Rd. Assessors Map #02-08, Lot #44-1. **(Public Hearing to open 8/18/2010)**
  - B. SE#10-001, Judy Rogers, Applicant, Alpha-Omega Learning Center LLC owner; Application to add to the existing Special Exception Day Care Center Use to provide an evening Performing Arts Program for students 15 years of age and younger. Parcel is located at 52 Mill St. on the West side of Mill St. approximately 380' south of the intersection of Mill Street and Lebanon Ave. Assessors Map# 22, Lot# 043, General Commercial Zone.
6. Preliminary Reviews
  - A. Downtown Redevelopment – Paul Boldinger
  - B. Westchester Woods, LLC. – Rezoning of 200 Lebanon Ave. parcel
  - C. Truck Driving School – 532 New London Road
7. New Business & Applications Received
  - A. Request for 2-year extension – Village of Colchester, Elderly housing complex, Lovely Development
  - B. SE#10-002-Lewis Kimball, Applicant; Frank & Patricia Adams Trust, Owner; Application for a Special Exception to add a pet vaccination clinic use to the existing multi-use building at 111 Loomis Rd., Map #03-19, Lot #020-003, General Commercial Zone/R-40. Property is located on the South side of Loomis Rd., approximately 300' west of the intersection of the eastern intersection of Loomis and Westchester Road (RTE 149). **(Public Hearing scheduled for 9/1/2010)**
8. Five Minute Session for the Public
9. Pending Applications
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NANCY A. BRAY  
TOWN ENGINEER

*Nancy A. Bray*

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COLCHESTER, CT

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- 10. Old Business
- 11. Planning Issues & Discussions
  - A. Development Procedures – Definitions
  - B. Zoning Districts – Traditional vs. Performance
  - C. Sidewalk Improvement Plan
- 12. Zoning Enforcement Officer's Report - July 2010
- 13. Correspondence
- 14. Adjournment