

COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, NOVEMBER 17, 2010
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING at 7:00 P.M.
Room 1

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Margaret Gray
MARGARET GRAY

AMENDED
AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Additions to Agenda**
4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – November 3, 2010
5. **Public Hearings** –
 - A. **SE#10-004-Rhom Saunders/Jeffrey Naples Applicant/Owner**; Special Exception application per Section 4F.3.17 & 11 for a Pet Rehabilitation Facility at 155 Westchester Rd., Map #05-14, Lot #016-000, General Commercial Zone. Property is located on the east side of Westchester Rd., at the intersection of Cato Corner Rd. and Westchester Rd. (Public Hearing opened November 3, 2010, continued to November 17, 2010)
6. **Preliminary Reviews**
7. **New Business & Applications Received**
8. **Five Minute Session for the Public**
9. **Pending Applications**
 - A. **Administrative Review for 2 year Renewal of EMPAR Permit (SE#07-267) and Excavation Permit (SE#07-262) – Baldi, 72 Miller Road**
 - B. **SE#10-003-Lawrence Darling/Darling Estates, LLC, Applicant/Owner**; Special Exception application per Section 6.7 & 11.8 for excavation of sand & gravel at 148 Westchester Rd., Map #05-14, Lot #071-000, General Commercial/R-80 Zones. Property is located on the west side of Westchester Rd., opposite the intersection of Cato Corner Rd. and Westchester Rd. (Public Hearing opened October 20, 2010, continued and closed on 11/3/2010)
 - C. **ZC#10-198- Tracy Johnson, Applicant**; Application to change the current Industrial Zone along the southerly side of Lebanon Ave., east of Mill St., to a General Commercial Zone 300' in width adjacent to and parallel to Lebanon Ave. This proposal will also change a small portion 75 Mill St. from R-30 to General Commercial. The following parcels are affected: 75 Mill St., 188, 200, 216, 232, & 240 Lebanon Ave. and parcel map 22-00 lot 041-001. (Public Hearing opened October 20, 2010, continued and closed on 11/3/2010)
 - D. **SE#10-004-Rhom Saunders/Jeffrey Naples Applicant/Owner**; Special Exception application per Section 4F.3.17 & 11 for a Pet Rehabilitation Facility at 155 Westchester Rd., Map #05-14, Lot #016-000, General Commercial Zone. Property is located on the east side of Westchester Rd., at the intersection of Cato Corner Rd. and Westchester Rd. (Public Hearing opened on November 3, 2010, continued to November 17, 2010)
 - E. **SDP #10-010 – Gas Development, LLC Applicant/Drake Petroleum Co. Inc.** Site Development application for Gas Station renovation at 332 South Main Street, Map #13-10; General Commercial Zone
10. **Old Business**
11. **Planning Issues & Discussions**
12. **Zoning Enforcement Officer's Report** - October 2010
13. **Correspondence**
14. **Adjournment**