

COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, OCTOBER 5, 2011
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING AT 7:00 P.M.
Room 1

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Mary D. Bray
MARY D. BRAY

AGENDA

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings – Minutes of Regular Meetings – September 7, 2011
5. Public Hearings
 - A. SE#11-009-Application of Mark & Darlene Goodwin Applicant/Owner; Special Exception application per Section 11.15 for an Accessory Apartment at 34 Pickerel Lake Road, Map #03-19, Lot #018-002, R-60 Zone. (Public Hearing Scheduled to open on 10/5/11)
6. Preliminary Reviews –
7. New Business & Applications Received:
 - A. SDP#11-013-Town of Colchester P&Z Commission, Five J, LLC Applicant/Owner; Site Plan Modification to SDP#11-011 to request a waiver to the sidewalk requirement for property at 524 New London Road, Map # 1-10, Lot 03B-000, R-60 Zone.
 - B. SDP#11-014-Town of Colchester, P&Z Commission, Terry Howard Applicant/Owner; Site Plan Modification to SDP#10-005 to request a waiver to the sidewalk requirement for property at 532 New London Road, Map # 1-10, Lot 03A-000, R-60 Zone.
 - C. SUB#11-424-Town of Colchester P&Z Commission, Jordan Alley, LLC applicant/Owner; Subdivision Plan Modification to SESUB#09-416 to request a waiver to the sidewalk requirement for the 5-lot subdivision located on Cabin Road, Map # 03-00, Lot 001-000, R-30 Zone.
8. Five Minute Session for the Public:
9. Pending Applications:
 - A. SE#11-008-NERP Holding & Acquisitions Co. LLC, S. Guarnaccia, et al Applicant/Owner; Special Exception/Site Plan application per Section 6.7 to construct a 2-building retail development with associated parking and drainage within the Aquifer Protection Zone, Map #03-09, Lot #018-000, General Commercial/APZ Zones. Property is located on the south west corner of the intersection of New London Rd. (A.K.A. CT RTE. 85) and Lake Hayward Rd. (Public Hearing opened 7/20/2011; continued to 8/17/2011; continued and closed on 9/7/2011.)
 - B. SDP#11-013-Town of Colchester P&Z Commission, Five J, LLC Applicant/Owner; Site Plan Modification to SDP#11-011 to request a waiver to the sidewalk requirement for property at 524 New London Road, Map # 1-10, Lot 03B-000, R-60 Zone.
 - C. SDP#11-014-Town of Colchester, P&Z Commission, Terry Howard Applicant/Owner; Site Plan Modification to SDP#10-005 to request a waiver to the sidewalk requirement for property at 532 New London Road, Map # 1-10, Lot 03A-000, R-60 Zone.
 - D. SUB#11-424-Town of Colchester P&Z Commission, Jordan Alley, LLC applicant/Owner; Subdivision Plan Modification to SESUB#09-416 to request a waiver to the sidewalk requirement for the 5-lot subdivision located on Cabin Road, Map # 03-00, Lot 001-000, R-30 Zone.

E. **SE#11-009-Application of Mark & Darlene Goodwin Applicant/Owner**; Special Exception application per Section 11.15 for an Accessory Apartment at 34 Pickerel Lake Road, Map #03-19, Lot #018-002, R-60 Zone. (Public Hearing Scheduled to open on 10/5/11)

10. **Old Business**
11. **Planning Issues & Discussions**
12. **Zoning Enforcement Officer's Report** - August 2011 report
13. **Correspondence**
14. **Adjournment**