

COLCHESTER  
PLANNING & ZONING COMMISSION  
WEDNESDAY, DECEMBER 3, 2014  
127 Norwich Ave., Colchester, Connecticut  
REGULAR MEETING AT 7:00 P.M.  
AGENDA

RECEIVED  
COLCHESTER, CT  
2014 NOV 24 AM 11:01  
TOWN OF COLCHESTER  
PLANNING & ZONING COMMISSION

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings: – Minutes of the Regular meeting of October 15, 2014
5. Public Hearings: -
  - A. RESUB#2014-432 Jaime E & Joshua J. Ruitto Applicants/Owners, Application for a 3 – lot re-subdivision of 97.5 acres, Zoned R-60 on Pine Brook Road, Assessor Map #4W-09, Lot 001. (Application received on 9/3/2014; Public Hearing to open on 11/5/2014)
  - B. RC#13-209- Town of Colchester P&Z Applicant; An Application to amend, revise and reorganize the text of the Zoning Regulations of the Town of Colchester. In particular to amend the Zoning Regulations to provide for:
    1. Updated definitions applicable to all zoning districts and uses;
    2. Revised zoning classifications with standards applicable to provide for rural residential development and increasing residential density within the Town Center;
    3. Provisions for Mixed Use;
    4. Creation of a Rural Zone with its own standards and requirements;
    5. Expansion of the definition of agriculture to include more uses and to provide standards and requirements applicable to those uses;
    6. Revised standards for parking, landscaping and site development;
    7. Creation of a new Village Zone within the Town Center and a Village zone for Westchester;
    8. Creation of a new Arterial Commercial zone and overlay. (Application received on 10/15/2014; Public Hearing to open 11/5/2014).
  - C. ZC#13-201-Town of Colchester P&Z Commission, Applicant; Application to amend and revise the Zoning Map of the Town of Colchester from the current eleven zone districts with overlays to five zoning districts with overlays, which will have the effect of changing the zoning designation of parcels of land located in those districts. The change generally combines the current R-15, R-30 and R-40 Zones into the Suburban Zone; combines the current R-60 and R-80 Zones into the Rural Zone, creates a Village Zone within the Town Center encompassing the current R-30-A, parts of the R-30 and the Commercial Zone and creates a new Arterial Commercial and Westchester Village Zones and renames the Business Park Zone to the Future Development Zone. (Application received on 10/15/2014; Public Hearing to open 11/5/2014).
6. Preliminary Reviews:
7. New Business & Applications Received:
  - A. 8-24 Review – Moroch Property -144 McDonald Road
8. Five Minute Session for the Public:
9. Pending Applications:
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10. **Old Business:**
11. **Planning Issues & Discussions:**
12. **Zoning Enforcement Officer's Report: - None**
13. **Correspondence: .**
  - A. **Memo to Commission regarding Legal Action**
14. **Adjournment**