

TOWN OF COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, MARCH 18, 2015
127 Norwich Ave., Colchester, Connecticut
REGULAR MEETING AT 7:00 P.M.
AGENDA

RECEIVED
COLCHESTER, CT
2015 MAR 13 AM 11:43

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings: – Minutes of the Regular Meeting of March 4, 2015
5. Public Hearings: -
 - A. SE#15-024 Leonard Przekopski, Jr. Applicant/Owner; Application for Special Exception to conduct an Excavation on property located at 36 Pine Road, Tax Assessor's Map# 5-14, Lot #9, located in an R-60 Rural Residential Zone; property located east of Pine Brook Road, west of Cato Corner Road and south of Pine Road, Tax Assessor's Map #5-14, Lot #7, located in an R-60 Rural Residential Zone; and property located north of Pine Road and west of Cato Corner Road, Tax Assessor's Map #5-14, Lot# 11, located in an R-40 Suburban Residential Zone and within the Aquifer Protection Overlay Zone **[Received on 1/21/15; Public Hearing opened on 3/4/15; continued to 3/18/2015;]**
6. Preliminary Reviews:
7. New Business & Applications Received:
 - A. **CGS# 15 -048- Municipal Improvements William J. Johnston Middle School**
 - B. **SD#15-032 – Fireside Investments, LLC, applicant/owner,** application for Site Plan to conduct inside and outside retail and events on property located at 489 and 491 Old Hartford Road, Assessor's Map 05-10, Lot #025-000, located in the Arterial Commercial Zone
8. Five Minute Session for the Public:
9. Pending Applications and Requests :
 - A. **CGS# 15 -048- Municipal Improvements William J. Johnston Middle School**
 - B. **SDP#15-030-Colchester Construction LLC, applicant/owner,** for property at 752 Middletown Road., Assessor's Map # 63, Lot # 19-62, General Commercial. **(Received on 1/21/2015; Review scheduled for 3/18/15)**
 - C. **SUB#15-432 Gavire Estates; Goldberg Estates, LLC owner-11-lot subdivision of 39.37 acres off Bull Hill Road,** Assessor's Map#5-19, Lot#008, R-60 Zone. **(Received on 1/21/2015; Public Hearing scheduled for 4/1/15)**
 - D. **SE#15-025 Rodney Goldberg, Goldilocks Self Storage LLC, Applicant/Owner;** Application for Special Exception to construct a new self storage unit on property located at 359 Lebanon Avenue, Tax Assessor's Map # 05-06, Lot #21-002, located in General Commercial Zone. **(Received on 1/21/2015; Public Hearing scheduled for 4/1/2015; extension letter to be accepted)**
 - E. **SD#15-031-Rodney Goldberg, Goldi-Locks Self Storage LLC, Applicant /Owner;** Application for Site Plan to construct a new 80' x340' self storage building with associated drives and parking. 359 Lebanon Ave., Tax Map # 5-6, Lot # 021-002, General Commercial Zone. **(Received on 1/21/2015; Public Hearing scheduled for 4/1/2015; extension letter to be accepted)**
 - F. **SP#15-001 Anelli Real Estate, applicant/owner,** Application for Special Permit to conduct a Construction Service Company including equipment storage for property located at 448 New London Road, Assessor's Map 01-10, Lot 007, located in Arterial Commercial Use (AC) overlay zone **(Received on 2/18/2015; Public Hearing scheduled for 4/1/2015)**
 - G. **SP#15-002 Colvest/Colchester LLC Applicant/Owner;** Application for Special Permit for retail/coffee shop with drive thru in Aquifer Protection Overlay Zone at 95 Linwood Avenue, Tax Assessor's Map #11-00, Lot 023-000, located in the Town Center District **(Received on 3/4/2015, Review scheduled for 4/15/2015;)**

10. Old Business:
11. Planning Issues & Discussions:
 - A Plan of Conservation and Development Draft
 - B. Zoning Code Implementation
12. Zoning Enforcement Officer's Report: - February 2015
13. Correspondence: .
14. Adjournment