

TOWN OF COLCHESTER  
PLANNING & ZONING COMMISSION  
WEDNESDAY, APRIL 15, 2015  
127 Norwich Ave., Colchester, Connecticut  
REGULAR MEETING AT 7:00 P.M.  
AGENDA

RECEIVED  
COLCHESTER, CT  
2015 APR 10 AM 11:50

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings: – Minutes of the Regular Meeting of April 15, 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, 4/1/15 and 4/15/15;]
  - B. SUB#15-432 Gavire Estates; Goldberg Estates, LLC owner-12-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 4/15/15)
  - C. 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 opened on 4/1/2015; continued to 4/15/15)
  - D. 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 opened on 4/1/2015; continued to 4/15/15)
6. Preliminary Reviews:
7. New Business & Applications Received:
  - A. RESUB#15-432 – Robert Gustafson, Applicant/Owner; 151 Taylor Road, Assessor's Map 02-14, Lot 003-003, Proposed 2 lot Resubdivision. Rural District. (For receipt only)
8. Five Minute Session for the Public:
9. Pending Applications and Requests :
  - 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 3/18/2015,4/1/2015,4/15/15;]
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- C. **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 opened on 4/1/2015; continued to 4/15/2015)
- D. **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)
- E. **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 opened and closed on 4/1/2015)
- F. **Site Development #15-033 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;)
- G. **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 (Public Hearing to be scheduled)

10. **Old Business:**

11. **Planning Issues & Discussions:**

12. **Zoning Enforcement Officer's Report:** - None

13. **Correspondence:** .

14. **Adjournment**