

TOWN OF COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, MAY 20, 2015
127 Norwich Ave., Colchester, Connecticut
REGULAR MEETING AT 7:00 P.M.
AGENDA

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1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings: – Minutes of the Special Meeting of May 13, 2015
5. Public Hearings: -
 - A. Colchester Planning and Zoning Commission, adoption of the Plan of Conservation and Development (POCD), Town of Colchester, 2015 - As required by Section 8.23 of the Connecticut General Statutes, the Town of Colchester Planning and Zoning Commission has prepared a comprehensive update to the Plan of Conservation and Development document. This document represents the update to the present 2001 POCD. This Plan is a non-regulatory document. It presents in narrative and graphic form the way the town would like to grow and serves as a guide for making decisions related to the growth and development.
6. Preliminary Reviews:
 - A. Wendy's International, 348 South Main Street to address the enforcement action
7. New Business & Applications Received:
 - A. ZC#15-202; Town of Colchester Zoning and Planning Commission, Applicant; The zoning designation change is for a portion of the lot located at 9 Loomis Road. The zoning district in Westchester village does not permit business development along Route 149. The intent is to permit development along Route 149 providing it accesses Route 149 and any building is within 200 feet of the roadway. The map change will be for a portion of the property located at 9 Loomis Road, Map 03-17, Lot 053-000. The portion of the property that abuts Route 149 (Westchester Road) starting from the existing Westchester Village Zone boundary on the property to a point 50 feet before the intersection of Route 149 and Loomis Road will be changed from Rural Zone to Village Zone. This portion of the property that will be rezoned will be 165 feet in depth. (For receipt only, Public Hearing scheduled for 6/3/2015)
 - B. RC#15-210; Town of Colchester Planning and Zoning Commission, Applicant; Application to add Section 1.2 of the Colchester Land Development Regulations to address properties that are split between two zoning boundaries. The new Section 1.2 will state, "Where a district boundary divided a lot of record at the same time such boundary line is adopted, the regulations for the less restricted portion of such lot may extend not more than 50 into the more restricted portion provided that the lot has frontage on a street in the less restricted district."

The application also includes amendments to the text of Section(s) 4.3.3, 4.6.5 and 8.8(1) of the Colchester Land Development Regulations. Section 4.3.3 is to be amended to add "In addition, multi-family uses shall be not permitted once the total amount of multi-family units permitted in this zone is 200 units. No more than 100 units will be permitted on any multi-family site in the suburban district." The text of Section 4.6.5 is to be replaced with, "Side and Rear setbacks shall be 35 feet. Front yards shall be a minimum of 10 feet." Section 8.8(1) will be amended to state, "Zoning Permits for short term temporary events may be granted for an event up to 10 days. One extension of no more than 10 days may be granted by the Commission in any district provided the event will be conducted in accordance with the provisions of the permit during the permit period. Permanent or annual events may be permitted by the Commission initially and then renewed annually by the ZEO. Adequate provisions shall be made for safe access and traffic control, off street parking, water supply, sewage disposal and emergency medical treatment for those attending the activity.(For receipt only. Public Hearing scheduled for 6/3/2015)"

8. **Five Minute Session for the Public:**

9. **Pending Applications and Requests :**

- A. **Colchester Planning and Zoning Commission, adoption of the Plan of Conservation and Development (POCD), Town of Colchester, 2015** - As required by Section 8.23 of the Connecticut General Statutes, the Town of Colchester Planning and Zoning Commission has prepared a comprehensive update to the Plan of Conservation and Development document. This document represents the update to the present 2001 POCD. This Plan is a non-regulatory document. It presents in narrative and graphic form the way the town would like to grow and serves as a guide for making decisions related to the growth and development. (Public Hearing opened on 5/20/15)
- B. **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 and 5/13/15. Public Hearing closed on 5/13/15]
- C. **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 opened on 4/15/15; continued and closed 5/13/15)
- 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 opened on 4/1/2015; continued to 4/15/15, 5/13/15 and 6/3/15)
- 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 opened on 4/1/2015; continued to 4/15/15, 5/13/15 and 6/3/15)
- 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 and 5/13/2015;)
- 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 scheduled for 6/3/15)
- H. **RESUB#15-432 – Robert Gustafson, Applicant/Owner;** 151 Taylor Road, Assessor's Map 02-14, Lot 003-003, Proposed 2 lot Resubdivision. Rural District. (Public Hearing scheduled for 6/3/15)

10. **Old Business:**

11. **Planning Issues & Discussions:**

12. **Zoning Enforcement Officer's Report: - April 2015**

13. **Correspondence:** .

14. **Adjournment**