

TOWN OF COLCHESTER  
PLANNING & ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 2, 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 Regular Meeting of July 15, 2015
5. Public Hearings: - None
6. New Business & Applications Received: -
  - A. SDP#15-034-Application of Castle, Inc. for Site Plan Modification to build a 480 Sq. Ft. addition to the existing building at 396 Halls Hill Road (For receipt and review on 9/2/2015)
  - B. SP#15-004 – Frank Padliarodo, Applicant; Henry Edelberg/Raymond Crosby, owners, 367 Lebanon Avenue, Assessor's Map 05-06, Lot 022-00B, Suburban Zone, to use existing building for a cleaning and restoration company (Receipt only, Public Hearing set for 9/16/15)
  - C. Modification to SE#15-024, Leonard Przekopski, Jr. Applicant/Owner; Application for modification to amend conditions to approval. (Receipt only, Public Hearing set for 9/16/15)
7. Five Minute Session for the Public:
8. Pending Application
  - 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. (Public Hearing opened on 6/3/15 and continued and closed on 6/17/15)
  - 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 foot 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." (Public Hearing opened on 6/3/15 and continued and closed on 6/17/15)

9. Preliminary Reviews:
10. Old Business:
11. Planning Issues & Discussions:
12. Zoning Enforcement Officer's Report: - None
13. Correspondence: .
14. Adjournment