

TOWN OF COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, APRIL 6, 2016
127 Norwich Ave., Colchester, Connecticut
REGULAR MEETING AT 7:00 P.M.
AGENDA

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TOWN OF COLCHESTER
SOPHIA FUJIMORI
TOWN CLERK

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings: – Minutes of the Regular Meeting of March 16, 2016
5. Public Hearings: -
 - A. Special Permit#16-002 - G. Veneziano applicant/9 Loomis Road, owner; Application for Special Permit Per Section 5.7 for proposed convenience store, gas station and coffee/sandwich shop and Section 14-321 of the Connecticut State Statutes for a certificate of approval from gasoline station at 9 Loomis Road and 509 Westchester Road, Assessor's Map #3-17 and Lots 52, 53; Westchester Village - Rural Zone (**Public Hearing opened 3/16/16, continued to 4/6/16;**)
 - B. Special Permit #16-003, Alpha Q applicant/owner, Application for Special Permit per Section 7.3.8 of the Colchester Land Development Regulations proposed two 12,000 square foot additions to existing buildings and a new separate 25,000 square foot building, located at 87 Upton Road, Assessor's Map 00-90, Lot 008-004, Arterial Commercial Zone. (**Public Hearing scheduled to open April 6, 2016.**)
6. New Business & Applications Received:
 - A. ZC#16-203 Uz-Mah Development, Ltd, LLC applicant/David R. Lee and Jenifer A. Lee, owner, application to change zoning district of approximately .78 acre lot from Town Centre District to Arterial Commercial for property at 127 Old Hartford Road, Assessor's Map 15-00, Lot 062. (**Receipt only – Public Hearing scheduled for 5/4/16**)
 - B. RC#16-211 Town of Colchester Planning and Zoning Commission, Applicant; Application to add Section 3.4.1.C to address existing developed properties for minimum lot size and building setbacks; Add Section 8.9.5.A.1 to add provisions to allow poultry or fur bearing animals on any property that is less than 100,000 square feet; Amend Section 11.13 Building Mounted Sign Standards to allow additional signs on buildings that are in a location or configured so that additional signs would provide better visibility for promoting businesses located inside the building; Amend Section 12.0 Lighting to address an error on the reference of the appendix number for the guidelines established by the illuminating Engineering Society of North America; correction to Section 10.6 Parking Lot Design to read "have no greater than five percent (5%) slope. (**Receipt only – Public Hearing scheduled for 5/4/2016**)
7. Five Minute Session for the Public:
8. Pending Application
 - A. SP#16-002 - G. Veneziano applicant/9 Loomis Road, owner; Application for Special Permit Per Section 5.7 for proposed convenience store, gas station and coffee/sandwich shop and Section 14-321 of the Connecticut State Statutes for a certificate of approval from gasoline station at

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