

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MARCH 2, 2011
CRAGIN LIBRARY 24 CRAGIN COURT, COLCHESTER, CT
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu, Tom Kane, L. Hodge, (arrived 7:05 p.m.) and David Gesiak; Alternates: James Miller and John Novak

MEMBERS ABSENT: Mark Noniewicz, John Rosenthal and Stacy Brown

STAFF PRESENT: Adam Turner, Planning Director; Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk; Stan Soby, Board of Selectman Liaison;

1. **CALL TO ORDER** –Chairman Mathieu called the meeting to order at 7:02 p.m.
2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. J. Miller and J. Novak were seated as voting members.

3. **Additions to Agenda** – None
4. **Minutes of Previous Meeting - Regular Meeting – January 5, 2011**

Motion by J. Novak, seconded by Jim Miller to approve the minutes of the February 16, 2011 meeting as written **Motion** carried **unanimously**.

5. **Public Hearings** - None
6. **Preliminary Reviews** – None
7. **New Business & Applications Received** - None
8. **Five Minute Session for the Public** -

Chris Bourque, a member of the Ad hoc Committee to form an Agricultural Commission, said that after listening to A. Turner, Town Planner's presentation of the draft Rural Zoning Districts at the February 16th Commission meeting, he hopes that the local farmer's issues will be addressed. He gave examples of areas of concern such as land clearing, variances for buildings and retail farm uses.

Robert Goldberg offered his view that the farmer's need to be able to cut trees or clear trees without having to obtain permits. He asked that it be considered when formulating new regulations.

Gary Crump, owner of Priam Vineyards, said that he is working with staff on regulations to address the commercial component of farming.

Chairman Mathieu stressed the fact that A. Turner's presentation at the last meeting was conceptual and the concepts presented are preliminary prior to actual drafting of regulations. He explained the steps in the process and reassured those present that they will have an opportunity to express their opinions and concerns in a public forum.

9. **Pending Applications** -

- A. **SDP #11-011 Marvin's Used Auto Parts, 524 New London Road; (Received on February 16, 2011; Must Act on By Regular Meeting on 4/06/2011)**

C. Grimord told the Commission that the plans received on February 16, 2011 were reviewed and revised drainage calculations were submitted based on staff's comments. There are still a few outstanding issues but he advised the applicant not to submit revised plans addressing these comments until after the Commission meeting.

Atty. Ted Harris, representing the applicant, gave a brief history of the site. He said that the original application was withdrawn in order to address some outstanding issues. He said that site testing was conducted to address any environmental issues and a report stating that the site was clean was submitted. He explained the site construction, storage of the salvaged vehicles, and the operation of the facility. He stated that the Department of Environmental Protection Storm Water Permit has been registered. A discussion followed regarding fueling of the equipment and storage of vehicle fluids.

RECEIVED
COLCHESTER, CT
2011 MAR -4 AM 8:46
M. Joseph Brown
CRAGIN LIBRARY

John Martucci, Engineer, spoke about storm water management, phasing of the project and erosion and sediment controls. Discussion followed regarding the comments received from the Eight Mile River Committee and how the comments would be addressed.

Clint Webb, Environmental Specialist, spoke about the site testing and the handling of the storm water runoff and pollutants. Discussion followed regarding the storm water runoff, the phasing of the project and dust control measures.

10. Old Business – None

11. Planning Issues & Discussions

B. Draft Rural Zoning Districts/Outline of Zoning Code

A. Turner distributed copies of the proposed Zoning map based on the draft Rural Zoning Districts to Commission members and explained how the new zones will be defined by character, uses and prohibited uses, and resource protection. He read the Rural zone designation and the Colchester Unified Regulation Issue Paper draft dated February 18, 2011 specifically addressing agriculture as a component of rural character. He explained that issue papers for all districts will be presented for their review prior to the drafting of regulations. He reassured those present that the Town of Colchester recognizes the importance of agriculture and will continue to work with local farmers. Discussion followed with audience input on development of the North Westchester area as a tourist attraction.

12. Zoning Enforcement Officer's Report - None

13. Correspondence - None

14. Adjournment

Motion by L. Hodge, seconded by J. Novak to adjourn at 8:22 p.m. Motion carried unanimously.

Gail N. Therian, Clerk