

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, FEBRUARY 16, 2011
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu, Tom Kane, Mark Noniewicz, John Rosenthal, L. Hodge, Stacy Brown (arrived 7:03 p.m.) and David Gesiak; Alternates: James Miller and John Novak

MEMBERS ABSENT: None

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 7:01 p.m.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance.

3. **Additions to Agenda** –

A. Turner requested that an Item B be added under “#7 New Business and Application Received”, Presentation by Chris Bourque – Agricultural Commission.

So moved by M. Noniewicz, seconded by L. Hodge. Motion carried unanimously.

4. **Minutes of Previous Meeting - Regular Meeting – January 5, 2011**

Motion by M. Noniewicz, seconded by L. Hodge to approve the minutes of the January 5, 2011 meeting as written. Motion Carried unanimously.

5. **Public Hearings** - None

6. **Preliminary Reviews** –

A. Nutmeg Sand & Gravel, 631 Old Hartford Road – Proposal to amend Zoning Regulations to allow for EMPAR use

Mark Koss, Vice President, Nutmeg Sand and Gravel, a construction company, located at 631 Old Hartford Road addressed the Commission to gauge their initial reaction to an amendment to the current EMPAR Zoning Regulation which would allow EMPAR use in the Industrial zones with a reduction in the land requirements for this use. He said that the piece of land that his business is currently located on meets all the criteria for EMPAR use except 11.22.3 which requires 100 contiguous acres of land. He would like to propose a reduction to about 5 acres. He said that he currently stores EMPAR materials from his construction business on his property per his site plan. He suggested that an EMPAR permit could be issued on a temporary basis such as for several weeks during the year.

C. Grimord told the Commission that he and A. Turner have met with Mr. Koss several times regarding the accumulated materials on this site. It was their recommendation that he come before the Commission with his proposal before a Zoning Regulation application was submitted.

A. Turner suggested that perhaps this could be an accessory to the a construction use similar to rock crushing which is allowed by the Zoning Regulations on construction sites. No offsite materials would be permitted except those associated with a valid construction use.

Discussion followed with the Commission members raising questions about the excavation portion of the EMPAR regulation, limiting the size of the piles of material, future Zoning Regulation changes regarding the Industrial Zones, and monitoring of the site. C. Grimord suggested that staff would work with Mr. Koss and return to the Commission with an outline addressing the questions and points made at this meeting for a second preliminary review.

7. **New Business & Applications Received**

A. SDP #11-011 Marvin's Used Auto Parts, 524 New London Road; (Submitted on February 10, 2011, received by the Commission on February 16, 2011)

C. Grimord said that this application was submitted on February 10, 2011 and is in response to the three Cease and Desist orders on this property. He distributed reduced copies of the plan and said that revised plans will be submitted in response to his and the Town Engineer's comments.

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NANCY A BRAY
Planning Director

B. Presentation by Chris Bourque – Agricultural Commission

Chris Bourque, a member of the Ad hoc Committee to form an Agricultural Commission, distributed copies of the Ordinance Establishing an Agriculture Commission and gave a brief background on the formation of this Commission. He said that this will be an advisory Commission. He said that the powers and duties of this Commission will be: Information and Education; Agricultural support; Conflict Resolution and Economic Opportunities. He said that the Ordinance will go before the Board of Selectmen for their approval, then to a Town meeting for the public's approval.

8. **Five Minute Session for the Public** - No one spoke

9. **Pending Applications** - None

10. **Old Business** – None

11. **Planning Issues & Discussions**

A. Water & Sewer Expansion Plan

A. Turner presented the Water and Sewer Expansion Plan using a power point presentation. He showed the map of the existing Water and Sewer area and a map that included the expanded area of the services. He explained the Study Process and the improvements that have already been accomplished. The remaining items to be accomplished are the Funding Report and the Final Construction Report. A STEAP Grant of \$140,000 was awarded to the Town of Colchester for this Water & Sewer Expansion Plan.

Discussion followed regarding the financing of the project and the costs to the developers of the three (3) major projects in the water and sewer expansion area. A. Turner will email the Commission members the link information to the Weston & Sampson study.

B. Draft Rural Zoning Districts/Outline of Zoning Code

A. Turner distributed copies of the proposed Rural zone designation and the Colchester Unified Regulation draft dated February 18, 2011. He explained the proposed Rural Zone designation using a power point presentation that included the character definition, the uses and prohibited uses, and resource protection. Discussion followed regarding site capacity calculations and flexibility in the design of a development.

12. **Zoning Enforcement Officer's Report - January 2011**

C. Grimord said that the Zoning Enforcement Officer's Report for January 2011 was included in the Commissioner's packets for the February 2, 2011 Commission meeting which was cancelled because of the weather. He said that there were no changes from the December report probably because the weather has hindered any clean up progress to be made on the sites.

13. **Correspondence**

A. Smart Growth Conference March 4, 2011

A copy of information and registration form for the Smart Growth Conference to be held on March 4, 2011 was distributed to Commission members. Any member who wishes to attend should contact the Planning and Zoning office.

14. **Adjournment**

Motion by L. Hodge, seconded by M. Noniewicz to adjourn at 8:47 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk