

**AMENDED**  
**COLCHESTER PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING MINUTES**  
**WEDNESDAY, MARCH 16, 2011**  
**TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT**  
**Room 1**  
**7:00 P.M.**

**MEMBERS PRESENT:** Chairman Joseph Mathieu, Mark Noniewicz, L. Hodge, John Rosenthal and Stacy Brown; Alternates: James Miller and John Novak

**MEMBERS ABSENT:** Tom Kane and Dave Gesiak

**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** –

C. Grimord asked that the following item be added to the agenda under “Preliminary Reviews”: Item A – Preliminary Review for Tractor Supply Company.

**Motion** by M. Noniewicz, seconded by L. Hodge to add to the agenda under “Preliminary Reviews”, Item A – Preliminary Review for Tractor Supply Company. **Motion carried unanimously.**

4. **Minutes of Previous Meeting - Regular Meeting – March 2, 2011**

**Motion** by L. Hodge, seconded by J. Miller to approve the minutes of the March 2, 2011 meeting as written.  
**Abstentions:** M. Noniewicz, S. Brown and J. Rosenthal All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** –

A. Preliminary Review – Tractor Supply Co.

Jim Cassidy, Hallisey, Pearson and Cassidy gave a brief overview of the progress of the proposed development of the Tractor Supply Co. that was originally presented at the July 21, 2010 Commission meeting. He said that presently this application is before the Conservation Commission. He said that after working with the Connecticut DOT, the access drive will be located on New London Road. He was before the Commission this evening for guidance from them regarding sidewalks to the site. He proposed two options: sidewalks on Lake Hayward Avenue across from the Commuter lot or on New London Road. Discussion followed regarding the sidewalk regulations, the Town’s sidewalk plan and the requirement for internal sidewalks. The Commission advised Mr. Cassidy to work with staff and A. Turner will report the results to the Commission at the next meeting.

7. **New Business & Applications Received** - None

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

Steve Coyle, owner of multi-family housing at 152 Linwood Avenue, spoke about traffic concerns created by the island in front of the Dunkin Donuts at 164 Linwood Avenue. He stated that the problem is that traffic coming from Route 2 cannot take a left into the Dunkin Donuts so they travel past the island and turn into his apartment’s driveway and then out to Dunkin Donuts. He has spoken with Staff and was advised that any changes to the island must be made by the Connecticut Department of Transportation because it is a state road.

A. Turner explained to the Commission that he has met with CT DOT on several occasions about this but they are not willing to eliminate the island. He said that the owner of this Dunkin Donuts is in the process of conducting a traffic study to present to the Connecticut Department of Transportation and this study should be completed by the end of April. He said he also suggested that Mr. Coyle contact the State Police about the traffic violations. S. Soby advised Mr. Coyle that all concerns about the island should be directed to the State DOT and he should contact Sgt. Petruzzi, Resident Trooper Supervisor regarding the traffic violations.

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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)

Commission Members present at this meeting eligible to deliberate on this application: Chairman Joseph Mathieu, L. Hodge, Alternates: James Miller and John Novak. C. Grimord said that M. Noniewicz, S. Brown, and J. Rosenthal had not signed the affidavit stating that they had listened to the audio portion of the March 2, 2011 meeting and had not reviewed the file.

C. Grimord distributed his Staff Report dated March 16, 2011 with a recommended motion.

Atty. Ted Harris, representing the applicant, said that revised plans have been submitted and the applicant has no issues with the suggested conditions. He explained how the comments received from the Eight Mile River Committee were addressed with the revised plans. A discussion followed regarding draining of vehicle fluids, the handling of the storm water runoff and pollutants and erosion and sediment control.

J. Rosenthal suggested that action on this application be postponed to the next meeting to allow the Commissioners who missed this meeting and the March 2, 2011 meeting to listen to the audio portion and review the file. C. Grimord reminded the Commission that this application will need to be acted on at the April 6, 2011 meeting.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to postpone action on SDEP #11-011 until the next regularly scheduled meeting on April 6, 2011. **Motion carried unanimously.**

10. Old Business – None

11. Planning Issues & Discussions

A. Suburban Zoning District

A. Turner distributed copies of the draft Suburban Districts to Commission members and explained how this new zone would combine the R40, R30 and R30A districts. This will be the main residential area and will be of mixture of sewer and non sewer areas and will allow all types of residential development and mixed use. In certain internal areas, there will be an emphasis on multi-family development with densities of 6 to 8 units per acre. He asked the Commission members to review this and email him with any questions, etc. This will be discussed at the next meeting.

B. Draft Updated FEMA Compliant Flood Zone Regulations

C. Grimord told the Commission that a draft copy of the Updated FEMA Compliant Flood Zone Regulations were included in their packets. The proposed Regulations have been updated to incorporate the FEMA Regulations and must be adopted before July 18, 2011 so that residents in Town will be covered under FEMA and FEMA insurance. The new Flood Zone map is available on the Town's website. Residents affected by these changes will be notified by mail. A copy of the proposed regulations will be emailed to the Commission members for their review and comments.

12. Zoning Enforcement Officer's Report -

C. Grimord distributed a copy of a memo including a time line and pictures of enforcement case ENF#09-006 and asked the Commission for authorization to refer this case to the Selectmen to seek a legal resolution.

**Motion** by M. Noniewicz, seconded by L. Hodge to authorize the ZEO to refer enforcement case ENF#09-006 to the Selectmen to seek a legal resolution. **Motion carried unanimously.**

13. Correspondence - None

14. Adjournment

**Motion** by L. Hodge, seconded by M. Noniewicz to adjourn at 8:37 p.m. **Motion carried unanimously.**