

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MAY 18, 2011
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 1
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu, Mark Noniewicz, John Rosenthal, and Dave Gesiak; Alternate: John Novak

MEMBERS ABSENT: Tom Kane, Linda Hodge, Stacy Brown and Alternate James Miller

STAFF PRESENT: Adam Turner, Planning Director; Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk; Stan Soby, Board of Selectmen 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. J. Novak was seated as a voting member.

3. **Additions to Agenda** –

C. Grimord asked that the following be added to the agenda: Under Item #7, New Business & Applications Received, an Item C – “SE #11-006, Shumbo, 54 Pickerel Lake Road, - Accessory Apartment” and Item D – “SE #11-007 – Lincoln Lake Lodge, Inc. - Special Events Permit”.

A. Turner asked that under Item #11 – Planning Issues and Discussions – “A. Village Center Zoning District/Future Development District be changed to: “Signage, Outdoor Lighting and Parking.”

So moved, by M. Noniewicz, seconded by J. Rosenthal. **Motion carried unanimously.**

4. **Minutes of Previous Meeting - Regular Meeting – April 6, 2011 and Regular Meeting – May 4, 2011**

April 6, 2011 Regular Meeting Minutes

At the last meeting, T. Kane said that under Pending Applications, SDP #11-011, Marvin's Used Auto Parts, he believed his name should be listed as a regular member who listened to the audio portion of the meeting they had missed. The clerk did check this and his name should be included in the list of Commissioners who listened to the audio portion of the March 16, 2011 Meeting Minutes.

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the minutes of the April 6, 2011 meeting as amended.
Abstentions: D. Gesiak All others in favor **Motion carried.**

May 4, 2011 – Regular Meeting Minutes

Motion by M. Noniewicz, seconded by J. Novak to approve the minutes of the May 4, 2011 as written.
Abstentions: D. Gesiak All others in favor **Motion carried.**

5. **Public Hearings** – None
6. **Preliminary Reviews** – None

7. **New Business & Applications Received -**

A. 8-24 Referral - CGS #11-041 – Colchester/Hebron Land Swap

C. Grimord explained the details of a proposed and swap between Colchester and Hebron. The properties included are a 9 piece parcel owned by Hebron adjacent to the Colchester Landfill and a 9 ½ acre piece of land which encompasses about 8000' of the Airline Trail in Hebron owned by Colchester. He said that currently Hebron is maintaining this portion of the Airline Trail and that the piece of land adjacent to the Colchester landfill would increase the buffer area of the closed facility. Discussion followed regarding the locations of the two properties.

John Chaponis, Colchester Tax Assessor, gave a brief history of the proposed land swap. He said that currently the Town of Hebron polices and maintains the portion of the Airline Trail that Colchester owns in Hebron.

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B. RC #11-206 – Town of Colchester, P & Z Applicant: An Application to amend the texts of the Zoning and Subdivision Regulations of the Town of Colchester to comply with new FEMA Regulations and Flood Plain Mapping.

This application was for receipt only. Public Hearing is scheduled for June 1, 2011.

C. SE #11-006 – Thomas Shumbo, 54 Pickeral Lake Road – Accessory Apartment

C. Grimord told the Commission that this application was for receipt only as he is still waiting for outstanding paperwork. No Public Hearing date will be set until the paperwork is submitted.

D. SE #11-007 – Lincoln Lake Lodge – Special Events Permits

This application was for receipt only. Public Hearing is scheduled for June 1, 2011.

8. Five Minute Session for the Public – No one spoke

9. Pending Applications -

A. 8-24 Referral - CGS #11-041 – Colchester/Hebron Land Swap

Motion made by M. Noniewicz, seconded by J. Rosenthal to submit a favorable recommendation to the Board of Selectmen for CGS #11-041 Hebron Land Swap of approximately 9 acres of Colchester owned land in Hebron (Map #10, Lot #23) for 9.5 acres of Hebron owned land (Map #09, Lot 312) in Colchester. **Motion carried unanimously.**

10. Old Business - None

11. Planning Issues & Discussions

A. Signage, Outdoor Lighting and Parking

A. Turner distributed copies of the Draft Signage, Outdoor Lighting and Parking regulations.

Signage

A. Turner explained that in developing the revisions of the draft Signage Regulations generally involved simplification and reorganization of the existing Regulations, and also to address the LED and moving picture type signs that are becoming popular. He said that a requirement for landscaping around ground signs has also been added. C. Grimord said that currently only "time and temperature" signs are allowed to change message in the current Regulations. He gave a brief overview of the proposed regulations and explained the need for some of the restrictions on the scrolling signs. He also said that schematics have been added to the proposed regulations to simplify the regulations for applicants. Discussion followed regarding off site signage and signage within the Historic District Overlay Zone.

Outdoor Lighting

A. Turner said that there are no changes to these Regulations but they have been reorganized. He gave a brief overview of each category. Discussion followed regarding lighting standards and how to address residential lighting based on a past complaints.

Parking

A. Turner told the Commission that the draft Regulations proposed a significant reduction in the parking requirements. He explained that the proposed regulations offer standards for offsite parking, phasing of the construction of the parking area based on need and handling of storm water and landscaping of parking areas. Discussion followed regarding the proposed alternatives.

A. Turner asked the Commissioners to review these draft regulations and make comments. These comments will be discussed at the next meeting.

12. Zoning Enforcement Officer's Report – April 2011

A copy of the Zoning Enforcement Officer's Report for April 2011 was included in the Commissioner's packets. Discussion followed regarding the status of Enforcement #09-006.

13. Correspondence –

A. Baldi Reports

A copy of the Stockpile Sampling Results and Stormwater Detention Basin Samplings was included in the Commissioner's packets. C. Grimord explained the results included in these reports. Discussion followed regarding the results of the samplings.

14. Adjournment

Motion by M. Noniewicz, seconded by J. Novak to adjourn at 8:03 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk