

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

**MEMBERS PRESENT:** Chairman Joseph Mathieu, Tom Kane, Linda Hodge, and Dave Gesiak; Alternate: 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;

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 – May 18, 2011**

**Motion** by T. Kane, seconded by D. Gesiak to approve the minutes of the May 18, 2011 meeting as presented.

**Abstentions:** T. Kane, L. Hodge and J. Miller All others in favor **Motion carried.**

RECEIVED  
TOWN OF COLCHESTER, CT  
JUN -3 PM 1:38  
Joseph Mathieu

5. **Public Hearings** –

A. Turner read the Public Hearing legal notice published in the Rivereast on May 20 and May 27, 2011.

Chairman Mathieu asked the members of the audience if anyone had any concerns or comments about the members of the Commission that were seated for this Hearing. No comments were made. He went on to explain the Public Hearing procedure.

- A. **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. (**Public Hearing scheduled to open 6/1/11**)

A. Turner stated that the Commission that the proposed regulations needed to be amended to incorporate the conditions established by FEMA that have been updated. These changes are necessary so that residents in Town will be in compliance with the FEMA flood insurance program.

C. Grimord said that the four Regional Planning Agencies had been forwarded copies of the proposed Regulations and the Capitol Regional Council of Governments and the Southeastern CT Council of Governments had returned responses that there were no conflicts with the regional plans and policies of concern of the neighboring towns. A copy of the proposed Regulations was filed with the Town Clerk and those listed on the Public Notice Registry were notified by either email or regular mail. He said that FEMA has reviewed the proposed Regulations and had no comments.

Speaking in Favor No one spoke

Speaking in Opposition – No one spoke

**Motion** by L. Hodge, seconded by T. Kane to close the Public Hearing on RC#11-206. **Motion carried unanimously.**

- B. **SE311-007 – Lincoln Lake Lodge, Inc. Applicant Owner:** Special Exception application per Section 11.12 for Temporary Entertainment Gatherings at 5 Levy road, Map #4W-05, Lot #001-000, R-60 Zone. Property is located on the west side of Linwood Cemetery Road, approximately 1,800 feet north of the intersection of Linwood Cemetery Road and CT Route 16, A.K.A. Middletown Road. (**Public Hearing opened 6/1/11**)

Chairman Mathieu recused himself and Vice Chairman T. Kane took over as Acting Chairman.

A. Turner told the Commission that the Davis family had approached staff about holding large scale entertainment events at Lincoln Lake Lodge this summer and what needed to be done to address the impacts associated. Town personnel met with members of the Davis family to address public safety issues including parking, access, lighting, noise, security, health, traffic

flow and signage. He said an agreement has been made for the use of Schuster Park for additional parking, if needed for the larger events. Discussion followed regarding access to Schuster Park.

Herb Davis, applicant, gave a brief history of Lincoln Lake Lodge and presented a copy of the site map. He said that the event held at Lincoln Lake Lodge last year was extremely large and caused traffic and parking issues in Town. He and family members met and worked with Staff to address the challenges and mitigate any concerns. He explained that over the last few weeks he worked with the Hayward Colchester Fire Department to be allowed to use Schuster Park for overflow parking. This parking area will be able to accommodate up to 300 vehicles. Discussion followed regarding Health Department permits for out of town food vendors, noise levels, safety issues and parking for events over 1000 people.

Speaking in Favor

C. Grimord told the Commission that a letter had been received from Duane & Michele McCormick of 190 Middletown Road in favor of the application.

Joe Mathieu, 176 Mill Hill Road, spoke as a Colchester resident and said he was in favor of the application and also asked about the sale of alcohol. Herb Davis said that liquor is sold at the larger events but it is handled by the promoters of the events and not the Davis family.

Monica Knapp, 95 Wall Street, said she was in favor of the application, but had concerns about the pedestrian traffic walking from and to Schuster Park.

John Knapp, 95 Wall Street, said he was also in favor of the application, but that he also had concerns about the pedestrian traffic.

A. Turner addressed her concerns and said that about 70 to 80 percent of the parking will be on site and Schuster Park is for the overflow parking. He said that for larger events a plan to handle pedestrian traffic will have to be submitted and reviewed by staff. This might include the use of shuttle buses and local police coverage.

Speaking in Opposition

Tearice Peters, 31 Red Schoolhouse Road, questioned if this property was still under a Cease and Desist Order from last year. She also asked about if the Special Exception permit was granted did it follow the land or the owner and how would crowd control be handled for the larger events. Acting Chairman Kane said that the Special Exception permit would run with the land. C. Grimord said that these types of events have been held at Lincoln Lodge before Zoning Regulations were adopted and that the Cease and Desist Order was addressed by the submittal of the application. He also said that in answer to the question about the larger events, many of these issues would be addressed by the conditions of the approval.

Kim Johnson, representing the Linwood Cemetery Road Condo Association, expressed concerns about the traffic that would be created on Linwood Cemetery Road by using Schuster Park for parking.

Mr. Davis explained that he will be working with Town staff to address these type issues when a large event will be held.

The Commission continued their discussion about the public safety issues including bathroom facilities and lighting.

**Motion** by L. Hodge, seconded by D. Gesiak to close the Public Hearing on SE#11-007. **Motion carried unanimously.**

J. Mathieu returned as Chairman.

6. Preliminary Reviews – None

7. New Business & Applications Received -

- A. SDP #11-012 J & C Colchester Realty LLC, Applicant Owner; Replace collapsed roof canopy with an approximate 1425 sq. foot two-story addition with changes to the parking configuration to provide an additional 15 parking spaces (Receipt only)

C. Grimord told the Commission that this application is for Toyota of Colchester located on Old Hartford Road and was for receipt only.

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

9. Pending Applications -

- A. 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. (Public Hearing opened 6/1/11; closed 6/1/11)

Motion by T. Kane, seconded by L. Hodge to approve RC #11-206, Town of Colchester Planning & Zoning Commission applicant, to amend the texts of the Zoning and Subdivision Regulations of the Town of Colchester, as submitted, to comply with the new FEMA Regulations and Flood Plain mapping. The regulations will become effective July 18, 2011. **Motion carried unanimously.**

- B. SE311-007 – Lincoln Lake Lodge, Inc. Applicant Owner; Special Exception application per Section 11.12 for Temporary Entertainment Gatherings at 5 Levy road, Map #4W-05, Lot #001-000, R-60 Zone. Property is located on the west side of Linwood Cemetery Road, approximately 1,800 feet north of the intersection of Linwood Cemetery Road and CT Route 16, A.K.A. Middletown Road. (Public Hearing opened 6/1/11; closed 6/1/11)

Chairman Mathieu recused himself. Vice Chairman T. Kane took over as Chairman.

Motion by L. Hodge, seconded by D. Gesiak to approve SE#11-007 Lincoln Lake Lodge Inc., Herb Davis, Applicant/Owner: Application for Special Exception per Section 11.12 – Temporary Entertainment Gatherings at 5 Levy Road, Assessors map #4W-05, Lot #001-000, R-60/APZ Zone., pursuant to the Special Exception Criteria and the conditions mentioned in the Staff Report of C. Grimord, dated June 1, 2011. **Motion carried unanimously.**

10. Old Business - None

11. Planning Issues & Discussions

A. Special Uses/Development Standards

A. Turner distributed copies of the initial draft of the Special Use Regulations and Site Development Performance Standards. He reviewed each section briefly and explained the changes made. He said that he included questions under some sections that would help with their review. Discussion followed regarding regulations for locations of gasoline stations and motor vehicles dealers, fencing and the time line for adopting these regulations.

A. Turner asked the Commission to review the draft of Special Uses and Site Development Performance Standards and their comments will be discussed at the next meeting. He reviewed the timeline he mentioned at the last meeting.

12. Zoning Enforcement Officer's Report – None

13. Correspondence – None

14. Adjournment

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

Gail N. Therian, Clerk