

**COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, APRIL 4, 2012  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 2  
7:00 P.M.**

**MEMBERS PRESENT:** Chairman Joseph Mathieu; Mark Noniewicz, John Rosenthal (arrived 7:04 p.m.) and John Novak;  
Alternate: Jason Tinelle

**MEMBERS ABSENT:** Stacey Brown, Vice Chairman; Dave Gesiak; Stan Soby, Board of Selectman Liaison;

**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 7:00 p.m.
2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. J. Tinelle was seated as a voting member.

3. **Additions to Agenda** – None
4. **Minutes of Previous Meetings – Minutes of Regular Meetings – March 21, 2012**

J. Novak noted that the last line under Correspondence should read: "A. Turner told the Commission that **there** will be . . ."

**Motion** by J. Novak, seconded by J. Tinelle to approve the Minutes of Regular Meeting of March 21, 2012 as amended.  
**Motion carried unanimously.**

5. **Public Hearings - None**
6. **Preliminary Reviews – None**
7. **New Business & Applications Received: -**

- A. **SE#12-01 Robin C. Marrotte Applicant/owner**, - Special Exception application per Section 1115 for an Accessory Apartment at 583 Westchester Road, Assessor's Map 3-17, Lot #76-003. (Received by Commission 4/4/12, scheduled for Public Hearing 4/18/12)

C. Grimord noted that this application was for receipt only and the Public Hearing is scheduled for April 18, 2012.

**B. 8-24 Referral – CGS#12-042 – Road Maintenance**

A. Turner presented the Fiscal Year 2013 Ten-Year Road Improvement Program. He explained that this application was before the Commission for an 8-24 Referral pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut. Discussion followed regarding the proposed road maintenance work.

**Motion** by M. Noniewicz, seconded by J. Novak: Whereas, the following project has been referred to this Commission by the Board of Selectmen for a report pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut, Revision of 1958, as amended:

RESOLVED, that the Planning and Zoning Commission of the Town of Colchester approves the following project pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:

Improvements to various Town roads including road reconstruction, pavement enhancement, surface treatment, widening, and related work and improvements, substantially as described in the document entitled "Town of Colchester, CT, Fiscal Year 2013 Ten-Year Road Improvement Program, as Approved by the Board of Selectmen on March 19, 2012, a copy of which has been placed on file in the office of the Town Clerk.

Vote taken: **Abstentions:** J. Rosenthal All others in favor **Motion carried.**

RECEIVED  
COLCHESTER, CT  
APR -5 AM 11:35  
NANCY A. BRAY  
TOWN CLERK  
*Nancy A. Bray*

**C. 8-24-Referral – CGS#12-043 – Purchase of Slembeck Property**

A. Turner distributed information regarding the purchase of the Slembeck property at 110 Prospect Hill Road. He said that the property is a 75.59 acre parcel that includes an occupied single family home, several barns and two large pasture areas that have been actively farmed. He explained the process of purchasing this property. He discussed the Town's commitment to preserve open space and agriculture lands. Discussion followed regarding the Town's future use of the property once it is purchased.

**Motion** by M. Noniewicz, seconded by J. Rosenthal: Whereas, the following project has been referred to this Commission by the Board of Selectmen for a report pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut, Revision of 1958, as amended:

RESOLVED, that the Planning and Zoning Commission of the Town of Colchester approves the following project pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:

Acquisition by the Town, for the purpose of supporting farmland preservation and for other municipal purposes, of a parcel of land known as 110 Prospect Hill Road in Colchester, now or formerly owned by Klaus Horst Slembeck and Kathleen Goggin, and consisting of an approximately 75.59 acres, and the buildings and improvements thereon and appurtenances thereto. The parcel contains a residential structure, various agricultural buildings and two active farm fields. The Town anticipates that: (1) it may receive grants to defray in part the appropriation for the project under the State of Connecticut's Community Farms Preservation Program or other programs, (2) it may dispose of a portion of the property including the residential building thereon, and (3) it may enter into a lease or other arrangement providing for the use of all or portions of the property in commercial farming operations.

**Motion carried unanimously.**

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

David Martin, 391 Chestnut Hill Road, spoke about a Zoning violation.

**9. Pending Applications:**

- A. SD#12-018, Rodney Goldberg, applicant, Goldi-Locks Self Storage, LLC, owner, site plan application for Phase II construction of 13 new storage units (10,200 Square feet) at the rear of the site associated site improvements at 359 Lebanon Avenue, Assessors Map 05-06, Lot #021-002, General Commercial Zone.**

C. Grimord told the Commission that the applicant has asked that this be postponed to the April 18, 2012 meeting as Staff is waiting for revised plans and for the Conservation Commission to review and take action on the Inland Wetlands application at the April 11, 2012 meeting.

**10. Old Business - None**

**11. Planning Issues & Discussions - None**

**12. Zoning Enforcement Officer's Report None**

**13. Correspondence - None**

**14. Adjournment**

**Motion** by M. Noniewicz, seconded by J. Rosenthal to adjourn at 7:43 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk