

COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, APRIL 18, 2012  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 2  
7:00 P.M.

**MEMBERS PRESENT:** Chairman Joseph Mathieu; Stacey Brown, Vice Chairman; Mark Noniewicz, Dave Gesiak John Rosenthal and John Novak; Stan Soby, Board of Selectman Liaison

**MEMBERS ABSENT:** Alternate: Jason Tinelle

**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.

3. **Additions to Agenda** –

A. Turner asked to add an Item A under Preliminary Reviews: Discussion of Indoor Piggeries.

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

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – April 4, 2012

M. Noniewicz said the following changes should be made to the April 4, 2012 minutes: Under 8-24 Referral - CGS the motion should read: RESOLVED, that the Planning and Zoning Commission of the Town of Colchester provides a favorable report regarding. . . ; Under 8-24 Referral CGS#12-043 the motion should read: RESOLVED, that the Planning and Zoning Commission of the Town of Colchester provides a favorable report regarding. . . ; and to strike the following from the motion as he did not read this into the motion: "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 by M. Noniewicz, seconded by J. Novak to approve the Minutes of Regular Meeting of April 4, 2012 as amended. Motion carried unanimously.

5. **Public Hearings** –

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 the Public Hearings. No comments were made. He went on to explain the Public Hearing procedure.

C. Grimord read the Public Hearing legal notice published in the Rivereast on April 6 and April 13, 2012.

**A SE#12-01 Robin C. Marrotte Applicant/owner** - Special Exception application per Section 11.15 for an Accessory Apartment at 583 Westchester Road, Assessor's Map 3-17, Lot #76-003. (Received by Commission 4/4/12; Public Hearing opened and closed 4/18/12)

C. Grimord distributed copies of the Exhibit list to Commission members. He said that this application is for an accessory apartment at the existing home at 583 Westchester Road. He said that he has reviewed the application and in his opinion the accessory apartment criteria of Section 11.15 and Special Exception criteria of Section 11.5 for an Accessory Apartment have been met.

Speaking in favor

Kevin McCarthy, representing Robin Marrotte, said that the accessory apartment would be for family use. He explained the access to the apartment and he also thanked the Planning and Zoning Staff for their help during the application process.

Speaking in Opposition – No one spoke

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**Motion** by M. Noniewicz, seconded by J. Novak to close the Public Hearing on SE#12-015. **Motion carried unanimously.**

**6. Preliminary Reviews –**

**A. Discussion of Indoor Piggeries**

James Marino, property owner 134 River Road, said he would like to build an indoor piggery, but current regulations do not allow this use. He showed the Commission pictures of Indoor Piggeries in other towns. He asked the Commission about changing the Zoning regulations to allow this use. Discussion followed regarding the size and maintenance of the facility, manure management, the care and feeding of the pigs, and any increase in traffic the facility might create.

Atty. Tim Lee asked about the best way to proceed to change the existing Zoning Regulations. A. Turner suggested that a draft copy be submitted to the Staff and Commission to review and he would also present the draft to the Agricultural Commission for their comments and suggestions.

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

**A. ZC#12-199 315 Colchester Realty, LLC – Change the Business Zone portion of lot @315 Old Hartford Road to Commercial Zone**

This application was for receipt only.

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

**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 with associated site improvements at 359 Lebanon Avenue, Assessors Map 05-06, Lot #021-002, General Commercial Zone. (Received 3/15/12; Decision must be made within 35 days of the receipt of the final report from Conservation Commission)**

C. Grimord distributed a copy of a letter from the applicant, Rodney Goldberg, dated April 17, 2012 requesting that this application be tabled to the next regularly scheduled meeting. He said that the revised plans had been received on Monday morning, April 16<sup>th</sup> and staff has not had a chance to review the plans. He informed the Commission that the application is still before the Conservation Commission for their decision and the Planning and Zoning Commission decision will be required 35 days after the Conservation Commission's decision. Discussion followed regarding the completeness and sequence the applications were submitted. The Commission agreed that the applicant should be notified that they will expect a presentation on this application at the next regular meeting scheduled for May 2, 2012.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to postpone action to the next regularly scheduled meeting to allow for staff review and project completion. **Motion carried unanimously.**

**B. 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; Public Hearing opened and closed on 4/18/12)**

Chairman Mathieu stated that the Public Hearing had closed for this application closed this evening.

M. Noniewicz stated that the Planning & Zoning Commission had reviewed the application and findings outlined in the Memorandum dated April 13, 2012 from Staff and concur with the findings as presented.

**Motion** by M. Noniewicz, seconded by D. Gesiak to approve SE#12-015, Robin Marrotte, Applicant/Owner, application for an 876 square foot accessory apartment at 583 Westchester Road, Assessors Map #03-17, Lot #076-003, R-60 Zone, as shown on the submitted approved plans with the following conditions:

1. The Special Exception Notice of Decision is to be filed in the Town's land records prior to issuance of Zoning and Building permits for the construction of the addition to create the accessory apartment.
2. Zoning and Building permits are to be obtained for the construction of the addition for the accessory apartment.
3. A Certificate of Zoning Compliance is required prior to issuance of a Certificate of Occupancy of the accessory apartment.

**Motion carried unanimously.**

**10. Old Business -**

**A. Piechta Re-Subdivision – RE-SUB#11-425 – Request for 90-day extension to file mylars**

C. Grimord told the Commission that a letter had been received requesting a 90-day extension to file the mylars for the Piechta re-subdivision located on McDonald Road. This will make the new final date to file the mylars August 24, 2012.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to grant the request for the first 90-day extension to file the mylars with a new deadline of August 24, 2012. **Motion carried unanimously.**

**11. Planning Issues & Discussions -**

A. Turner updated the Commission on the Lebanon Avenue Streetscape Grant and the Water and Sewer grant project. He also said that he hopes to have the Draft Zoning Regulations prepared for the Commission by the second meeting in May 2012.

C. Grimord told the Commission that there will be a pre-construction meeting at M & J Auto's new site on Friday, April 20, 2012 before they begin actual work on the site.

**12. Zoning Enforcement Officer's Report March 2012**

The March 2012 Zoning Enforcement Officer's Report was included in the Commissioner's packets. C. Grimord updated the Commission regarding the Zoning violation reported at the April 4, 2012 meeting.

**13. Correspondence - None**

**14. Adjournment**

**Motion** by M. Noniewicz, seconded by D. Gesiak to adjourn at 7:57 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk