

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

MEMBERS PRESENT: Chairman Joseph Mathieu; Dave Gesiak John Rosenthal, John Novak; and Christopher Bakaj
Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Vice Chairman Stacey Brown and Mark Noniewicz

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. J. Tinelle was seated as a voting member.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. Chairman Mathieu introduced and welcomed C. Bakaj, the new member of the Commission.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – April 18, 2012

Motion by J. Novak, seconded by J. Rosenthal to approve the Minutes of Regular Meeting of April 18, 2012 as presented.
Motion carried unanimously.

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

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

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 68 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 the Exhibit List. He said that the revised plans dated April 21, 2012 have been reviewed by Staff and all outstanding comments have been addressed. He said that the application is still before the Conservation Commission and a decision should be made at their May 9, 2012 meeting. The Planning and Zoning Commission decision will be required 35 days after the Conservation Commission's decision.

Bob Pfanner, Sr., of J. Robert Pfanner & Associates, spoke on behalf of the applicant. He explained that Phase 2 of construction will consist of 68 new storage units. He showed the area to be excavated which will require some blasting and said that drainage off the roof will go into a newly created pond. Discussion followed regarding the traffic flow, proposed lighting and the buffering to the nearby residential area.

Motion by J. Rosenthal, seconded by D. Gesiak to postpone action to the next regularly scheduled meeting. Motion carried unanimously.

- B. **ZC#12-199 315 Colchester Realty, LLC** –Change the Business Zone portion of lot @315 Old Hartford Road to Commercial Zone (Received 4/18/12; Scheduled for Public Hearing 6/6/12)

A. Turner told the Commission that he spoke with the applicant and told him that this Zone change would be accomplished in the new Regulations. The applicant will need to submit a letter of withdrawal.

10. **Old Business** - None

Received for record at Colchester, Conn.
on May 4, 2012 at 2:30 P.m.
Attest, Nancy A. Bray, Town Clerk

11. Planning Issues & Discussions -

A. State of CT Maintenance Building

A. Turner distributed copies of certain construction documents regarding the proposed State of CT Department of Transportation Maintenance facility to be located on Route 85 and Lake Hayward Road. He told the Commission that the State will begin construction in August and that the installation of the water and sewer line extensions will be completed first.

B. Land Clearing Policy

A. Turner told the Commission that there have been several cases of land clearing and working without permits in the last several weeks. He said that he believes a penalty for working without a permit should be considered and he has asked Staff to research other towns and draft an Ordinance for their review. This draft Ordinance would then go before the Board and Selectmen and to a Town Meeting. Discussion followed regarding the setting of appropriate penalties based on the particular situation. The Commission asked Staff to continue researching other town policies and to draft an Ordinance based on the findings to present to the Commission.

12. Zoning Enforcement Officer's Report None

13. Correspondence - None

14. Adjournment

Motion by J. Novak, seconded by D. Gesiak to adjourn at 7:50 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk