

COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, May 16, 2012  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 2  
7:00 P.M.

**MEMBERS PRESENT:** Chairman Joseph Mathieu; Vice Chairman Stacey Brown; Dave Gesiak, John Rosenthal, John Novak; and Christopher Bakaj Alternate: Jason Tinelle

**MEMBERS ABSENT:** Mark Noniewicz; Stan Soby, Board of Selectman Liaison; Adam Turner, Planning Director

**STAFF PRESENT:** Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk;

1. **CALL TO ORDER** – Chairman Mathieu called the meeting to order at 7:04 p.m. J. Tinelle was seated as a voting member.
2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance.

3. **Additions to Agenda** –

C. Grimord distributed a copy of a memo requesting an Item B added under Pending Applications: ZC #12-99 315 Colchester Realty, LLC, Applicant; Application to change current western portion of the property that is now in the Business Zone to Commercial Zone. The following parcel is affected: 315 Old Hartford Road, Assessors Map 09-00, Lots 012 & 012-001.

**So moved**, by S. Brown, seconded by J. Rosenthal. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – May 2, 2012

**Motion** by J. Rosenthal, seconded by J. Novak to approve the Minutes of the Regular Meeting of May 2, 2012 as presented.  
**Abstentions:** S. Brown All others in favor **Motion carried.**

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)

A copy of the Staff Report from C. Grimord had been included in the Commissioner's packets. C. Grimord said that the only outstanding issue on this application at the last meeting was the Conservation Commission decision on this application. The Conservation Commission met on May 9, 2012 and approved the application.

**Motion** by J. Novak, seconded by J. Rosenthal, seconded to approve Site Plan Modification SD#12-018, Rodney Goldberg, applicant, Goldi-Locks Self Storage, LLC, owner: Application for Site Plan Modification to construct Phase II of the self storage facility consisting of one 10,200 square foot building with 68 units and associated drives and parking at 39 Lebanon Ave., Tax Map #5-6, Lot #021-002, General Commercial Zone as submitted in revised plans dated 4/21/12 by J. Robert Pfanter and Associates, subject to the following modifications:

Final plans for endorsement are to have the following revisions to comply with the regulations:

- A. The building floor plans and elevation views are to be made part of the final plan set.
- B. The IES lighting plan is to be made part of the final plan set

**Abstentions:** S. Brown All others in favor **Motion carried.**

RECEIVED  
COLCHESTER, CT  
28 MAY 17 AM 9:55  
NANCY A. BRAY  
TOWN CLERK  
*Nancy A. Bray*

- B. ZC #12-99 315 Colchester Realty, LLC, Applicant;** Application to change current western portion of the property that is now in the Business Zone to Commercial Zone. The following parcel is affected: 315 Old Hartford Road, Assessors Map 09-00, Lots 012 & 012-001. (Received on 4/18/12, Public Hearing scheduled for 6/6/12)

C. Grimord told the Commission that Staff had expected this application to be withdrawn as discussed at the last meeting on May 2, 2012. A. Turner, Town Planner, spoke with the applicant and he has decided to go forward with the application. The Public Hearing is set for the June 6, 2012 meeting. No action on this application was required.

**10. Old Business - None**

**11. Planning Issues & Discussions -**

**A. Draft of Proposed Ordinance for Work without Permits**

A copy of a Staff Report, a copy of the draft of the Proposed Ordinance for Work without Permits, and a spread sheet indicating how each Town in Connecticut addresses this issue was included in the Commissioner's packets. C. Grimord explained how the research was conducted and how the information was used to draft the Proposed Ordinance. Discussion followed regarding Item B and Item D of the proposed Ordinance. It was decided to revise Item D to read: "All fees plus penalties shall be collected and paid to the Town of Colchester prior to the issuance of the permit, before any inspections are completed, and/or certificates of compliance or occupancy."

Chairman Mathieu called for a motion to forward and recommend approval to the Board of Selectmen the Proposed Ordinance for Work without Permits as amended at tonight's meeting.

**So moved**, by J. Rosenthal, seconded by S. Brown. **Motion carried unanimously.**

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

A copy of the April 2012 Zoning Enforcement Officer's Report was distributed. C. Grimord updated the Commissioners on the progress of several of the older enforcements. Discussion followed.

**13. Correspondence – None**

**14. Adjournment**

**Motion** by D. Gesiak, seconded by S. Brown to adjourn at 7:33 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk