

**COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, JUNE 20, 2012  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 2  
7:00 P.M.**

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

**MEMBERS ABSENT:** Chairman Joseph Mathieu; 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** – Vice Chairman Brown, as acting Chairman, called the meeting to order at 7:00 p.m. J. Tinelle was seated as a voting member.

2. **Roll Call**

Vice Chairman Brown asked the clerk to note those in attendance.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – June 6, 2012

Motion by J. Rosenthal, seconded by C. Bakaj to approve the Minutes of the Regular Meeting of June 6, 2012 as presented.  
**Abstentions:** S. Brown and M. Noniewicz All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

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

A. **Special Exception #12- Temporary Use of a Mobile Home at 93 Chestnut Hill Road** while house is being reconstructed from a fire.

This application was for receipt only. Public Hearing is scheduled for July 18, 2012 meeting.

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

9. **Pending Applications:**

A. **SD#12-019-Autumn Ridge, LLC, Applicant/Owner:**

Application for Site Plan re-approval of SE#05-223 for a 30-Unit Elderly Housing Development at 349 Lebanon Ave., Map #05-00, Lot #006-019, R-30 Zone. (Application received 6/6/12, must act on 7/18 (scheduled meeting) or no later than 8/10/12 (requires Special Meeting))

C. Grimord told the Commission that this Site Development Plan application was part of the 2005 previously approved Special Exception for a 30-Unit Elderly Housing Development on Lebanon Avenue. He said there had also been a Modification to the Site Plan for the construction of the driveway access to be shared with Northwoods of Colchester. The five year time frame for this approved Modification to Site plan application expired in March 2011. The Special Exception use is still in effect. The only change in the plans for this application from the original plan is that work has been completed in the State right-of-way.

Jim Dutton, Dutton and Associates, presented the proposed plan and explained the location of the project. He told the Commission that all the work in the State right of way under the STC permit has been completed. He explained the proposed drainage system. A revised plan will be submitted within the week to address outstanding Staff comments. Discussion followed regarding the walking trail, proposed signage and lighting, visitor parking and the possibility of three affordable housing units.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to postpone action on SD#12-019 to the next regularly scheduled meeting to allow further staff review and the drafting of a memorandum of decision. **Motion carried unanimously**

10. **Old Business** - None

RECEIVED  
COLCHESTER, CT  
2012 JUN 22 AM 8:59  
MARGY A. BRAY  
TOWN CLERK  
*Margy A. Bray*

**11. Planning Issues & Discussions -**

A. Turner distributed a draft copy of the proposed Zoning map reflecting the proposed Zoning Regulation changes. He reviewed the schedule for the distribution and presentation of the proposed Zoning Regulation changes.

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

A copy of the May 2012 Zoning Enforcement Officer's report had been included in the Commissioner's packets. Discussion followed the status of these violations.

**13. Correspondence – None**

**14. Adjournment**

**Motion** by M. Noniewicz, seconded by J. Tinelle to adjourn at 7:42 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk