

COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, OCTOBER 3, 2012  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 2  
7:00 P.M.

**MEMBERS PRESENT:** Chairman Joseph Mathieu; Vice Chairman Stacey Brown (arrived 7:21 p.m.); Mark Noniewicz, John Rosenthal, John Novak; Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison

**MEMBERS ABSENT:** Christopher Bakaj and Dave Gesiak

**STAFF PRESENT:** Adam Turner, Town Planner, 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.

3. **Additions to Agenda** – None
4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – September 19, 2012

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the Minutes of the Regular Meeting of September 19, 2012 as presented. **Abstentions:** J. Novak All others in favor **Motion carried.**

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

A, **Draft Meeting dates for 2013**

Motion by M. Noniewicz, seconded by J. Rosenthal to adopt the 2013 Meeting Schedule for the Colchester Planning & Zoning Commission as presented in draft form tonight. **Motion carried unanimously.**

8. **Five Minute Session for the Public** No one spoke
9. **Pending Applications:**

A **SDP#12-020-Seabird Enterprises** owner, Joe Holms applicant, Modification to the existing Site Plan to add 8 additional paved parking spaces at 460 New London Rd., Tax Map #01-10, Lot#006-001, R-60 Zone. (Received 9/5/12, action by 11/7/12) To be received only

C. Grimord said he included a copy of a letter dated September 28, 2012 to the applicant in the Commissioner's packets. This letter stated that Staff comments had not been addressed. The applicant's engineer has received a copy of the drainage calculations and said that he will have the information for the October 17, 2012 meeting. C. Grimord explained that this application is in response to a Cease and Desist order issued. Discussion followed regarding the original approved paved parking spaces.

Motion by M. Noniewicz, seconded by J. Rosenthal to postpone action on SDP#12-020, Seabird Enterprises to allow the applicant to complete all required materials. **Motion carried unanimously.**

10. **Old Business** -

11. **Planning Issues & Discussions** -

A. **Land Development Regulations**

A. Turner, Town Planner, told the Commission that he will be meeting with the various Land Use Boards in the coming weeks to present the draft regulations. He said that the draft regulations have been presented to the Town Attorneys for their review and various staff members have also reviewed and commented on the draft regulations. He suggested that the Commission review

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the Definition section of the draft regulations at a future meeting. Discussion followed regarding the various proposed zones. A. Turner told the Commission to please email him their comments if they had not done so.

**B. Review of DRAFT Zoning Map**

A. Turner reviewed the Draft copy of the Zoning Map. Discussion followed regarding the Arterial and Commercial district. A. Turner told the Commission to email their comments or concerns regarding the draft Zoning map to him.

**12. Zoning Enforcement Officer's Report –**

C. Grimord reviewed latest enforcement case regarding piggeries. He also updated the Commission on the relocation of Angelo's bakery.

**13. Correspondence – None**

**14. Adjournment**

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

Gail N. Therian, Clerk