

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, OCTOBER 17, 2012
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.

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

MEMBERS ABSENT: Stacey Brown 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** –

C. Grimord asked that under #13, "Correspondence" that the following be added: "Item B - Memo from the First Selectman regarding the possibility of proposing a Blight Ordinance."

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

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 October 3, 2012 as presented. **Abstentions:** C. Bakaj All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

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

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

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Nancy A. Bray
NANCY A. BRAY
TOWN CLERK

C. Grimord said the applicant's engineer is working with S. Tassone, Town Engineer regarding drainage calculations. The applicant still has not fulfilled the regulatory requirements for this application. The Cease and Desist Order remains in effect. Discussion followed regarding the required decision date.

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

10. **Old Business** - None

11. **Planning Issues & Discussions** -

A. **Land Development Regulations**

A. Turner, Town Planner, summarized his meeting with the Historic District Commission, Zoning Board of Appeals, the Economic Development Commission and the Agricultural Commission. He said that the draft regulations are being revised to incorporate the Commission and the Town Attorney's comments. He asked for the Commission's opinion on various definitions and allowed uses. He told the Commission that a website will be available shortly with the revised draft regulations. Discussion followed regarding the proposed definitions and uses in various zones.

B. Review of DRAFT Zoning Map

A. Turner reviewed the Draft copy of the Zoning Map. Discussion followed regarding the Arterial Commercial district.

12. Zoning Enforcement Officer's Report –

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

13. Correspondence –

A. Notice from the Town of Marlborough regarding Special Permit Application in the Town of Marlborough on Bull Hill Road

C. Grimord told the Commission that the Town of Marlborough is required to notify the Town of Colchester about a Special Permit Application to change a horse farm to a Dog Kennel as the activity takes place within 500' of the line.. The property has 1.1 acres in Colchester with the remaining 17 plus acres in Marlborough. A. Turner said that the Town will be sending a letter to the Town of Marlborough to express concerns about potential traffic and noise issues.

B. Memo from the First Selectman regarding the possibility of proposing a Blight Ordinance."

C. Grimord read a letter from the First Selectman asking the Planning and Zoning to consider and make a recommendation to him regarding creating a Blight Ordinance. Discussion followed and the Commission asked for research of other towns that have a Blight Ordinance for their review at the next meeting.

14. Adjournment

Motion by M. Noniewicz, seconded by J. Novak to adjourn at 8:10 p.m. Motion carried unanimously.

Gail N. Therian, Clerk