

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, DECEMBER 5, 2012
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.

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

MEMBERS ABSENT: Vice Chairman Stacey Brown and John Rosenthal

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 – October 17, 2012

Motion by M. Noniewicz, seconded by J. Novak to approve the Minutes of the Regular Meeting of October 17, 2012 as presented. **Abstentions:** D. Gesiak 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:** - None
10. **Old Business** - None
11. **Planning Issues & Discussions** -

A. Land Development Regulations

A. Turner, Town Planner, said that he will be meeting in the next week with the Agricultural and Conservation Commissions to present the proposed Land Development Regulations. He explained the timeline for presenting the proposed Regulations to the public.

B. Review of DRAFT Zoning Map

A. Turner presented the updated Draft copy of the Zoning Map.

C. Pleasant Street Condo's – Calling the landscape bond to replace plantings that did not survive.

C. Grimord told the Commission that this project was completed and a Certificate of Zoning Compliance was issued in 2010. A portion of the bonding was retained to replace plantings that did not survive. There are several trees that did not survive the harsh winter of 2011 and this remaining bond money will be used to replace these trees.

A. Turner explained the history of the decision for the replacement of these plantings.

D. Discussion on Proposed Blight Ordinance

Information regarding Blight ordinances in CT towns was presented. C. Grimord explained how blight type complaints are handled at the present time. Many of these blight complaints are the result of the number of bank-owned foreclosed homes which are not being maintained. Discussion followed regarding the handling of blight offenses if the Ordinance is passed.

NANCY A. BRAY
TOWN CLERK

Nancy A. Bray

RECEIVED
COLCHESTER, CT
2012 DEC -6 PM 3:22

A. Turner expressed his concern about the lack of personnel and time to handle these types of complaints. The consensus of the Planning and Zoning Commission was to send a letter to the Board of Selectmen stating that this Commission was not in favor of a Blight Ordinance.

12. Zoning Enforcement Officer's Report –

C. Grimord told the Commission that Angelo's Bakery has relocated to Halls Hill Road. He also told the Commission that the Seabird Enterprise application that was to be heard at the last meeting, which was cancelled due to the winter storm, was automatically approved due to the lack of action by the Commission. Discussion followed regarding drainage from the property.

A. Turner updated the Commission on the ongoing projects in Town, including the State Facility on Lake Hayward Road. He also told the Commission about the grant received for the upgrading of the driveway and parking lot of the Airline Trails on Lebanon Avenue.

13. Correspondence – None

14. Adjournment

Motion by M. Noniewicz, seconded by J. Novak to adjourn at 7:43 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk