

COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, JANUARY 2, 2013  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 2  
7:00 P.M.

**MEMBERS PRESENT:** Chairman Joseph Mathieu; Vice Chairman Stacey Brown (arrived 7:07 p.m.) Mark Noniewicz, and John Novak; Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison

**MEMBERS ABSENT:** John Rosenthal, Dave Gesiak, and Christopher Bakaj

**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 distributed copies of a memo for the addition of the following item to the Agenda as Item B under Item #7, "New Business and Applications Received" – "CGS #13-045 – Review and possible action on a proposed Energy Performance Contract for infrastructure improvements to the Town's public buildings to reduce consumption of energy and water."

Motion by M. Noniewicz, seconded by J. Novak to add Item 7B- CGS#13-045 to the agenda. Motion carried unanimously.

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 December 5, 2012 as presented. Motion carried unanimously.

5. Public Hearings – None

6. Preliminary Reviews – None

7. New Business & Applications Received: None

A. Election of Officers

Chairman Mathieu suggested that the Commission postpone the Election of Officers until the time that more members are present.

Motion by M. Noniewicz, seconded by J. Tinelle to table-Item 7A, Election of Officers to allow for more members to be present. Motion carried unanimously.

B. CGS #13-045 – Review and possible action on a proposed Energy Performance Contract for infrastructure Improvements to the Town's public buildings to reduce consumption of energy and water.

C. Grimord distributed a copy of the Staff Review dated January 2, 2013 to Commission members. A. Turner said that this was a CGS§ 8-24 review regarding the Town's energy infrastructure. This project is for the reduction of energy consumption in all public buildings in Colchester. Discussion followed.

Motion by M. Noniewicz, seconded by J. Novak: Whereas, the following project has been referred to this Commission by the Board of Selectmen for a report pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut Revision of 1958, as amended;

**Resolved**, that the Planning and Zoning Commission of the Town of Colchester hereby forwards a favorable recommendation and report on the following project pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:

RE: CGS #13-045 – The Energy Conservation Savings Program, substantially as described in the Investment Grade Audit prepared by Honeywell Building Solutions and on file in the office of the First Selectman.

RECEIVED  
COLCHESTER, CT  
2013 JAN -3 PM 12:53  
NANCY A. BRAY  
TOWN CLERK  
Nancy A. Bray

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

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**

Chairman Mathieu told the public that the Commission would take comments from members of various Boards and Commissions and audience who have reviewed the draft copy of the Land Development Regulations. He stated that this was not a Public Hearing. He explained that those present could offer their comments on the proposed regulations and that the intent of this discussion was for such comments, but stated that the Commission would not answer questions, deliberate or debate the comments at this time. He explained the process that was followed to date..

Leslie Curtis, Secretary of the Agricultural Commission, said that the Agricultural Commission's comments were included in their December meeting Minutes.

A. Turner stated that Staff is still gathering comments from all Land Use related Commissions and all comments will be given to Planning and Zoning Commission members when these comments are compiled.

Wayne Budney, President, New London County - CT Farm Bureau Association, commented on the process.

David Wasniewski, Vice Chairman of the Agricultural Commission, made comments regarding the process and the Plan of Conservation and Development.

Joseph Rosenblat, 348 Westchester Road, stated that the Regulations should have a consistent philosophy and should recognize the sale of locally grown products.

Jeff Savitsky, member of the Agricultural Commission, said that the draft Regulations should be based on the guidelines of the Department of Agriculture.

Chris Bourque, 391 Westchester Road, spoke about setback requirements, accessory uses, generally accepted agricultural practices, and commercial uses of farms. He submitted a copy of "Appendix B: Capitol Region Council of Governments – Regulating the Farm: Improving Agriculture's Viability in the Capitol Region; Proposed Farm Regulations – East Windsor, CT and Agriculture Regulations – Town of Canterbury, CT.

Chairman Mathieu stated that a discussion will again be held at the January 16, 2013 meeting for all Land Use related Boards and Commissions to offer comments.

**B. Review of DRAFT Zoning Map**

A. Turner stated that the Draft copy of the Zoning map has been included on the website. The public should be able to view these products in the next few days.

12. Zoning Enforcement Officer's Report –

C. Grimord presented to the Commission his Year End Enforcement and Compliance Summary for 2012, which included the number of zoning violations, official complaints, and the number of reviews and issued permits for 2012..

13. Correspondence – None

14. Adjournment

**Motion by J. Novak, seconded by S. Briown to adjourn at 8:43 p.m. Motion carried unanimously.**

Gail N. Therian, Clerk