

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 16, 2013
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu; Vice Chairman John Novak, Mark Noniewicz, and John Rosenthal; Alternate: Jason Tinelle (arrived 7:05 p.m.); Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Stacey Brown, 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 7:03 p.m. .

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance.

3. **Additions to Agenda** –

4. **Minutes of Previous Meetings – Minutes of Regular Meetings – January 2, 2013**

M. Noniewicz noted that on page one (1), Item 4 should read: "Minutes of Previous Meetings – Minutes of Regular Meeting – **December 5, 2012**". He also said that on page 2 (2), under Item 11, the name of one of those who spoke should be changed from Jeff Savitsky to **Alex Savitsky**.

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the Minutes of the Regular Meeting of January 2, 2013 as amended. **Abstentions:** J. Rosenthal All others in favor **Motion carried.**

J. Tinelle arrived and was seated as a voting member

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

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

A. **Election of Officers**

Motion by M. Noniewicz, seconded by J. Novak to open the Nomination of officers for 2013. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Novak to open the Nomination for Chairman. **Motion carried unanimously.**

M. Noniewicz nominated J Mathieu as Chairman of the Planning and Zoning Commission. J. Tinelle seconded the nomination. There were no other nominations.

Motion by M. Noniewicz, seconded by J. Novak to close the nominations for Chairman. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Novak to open the nominations for Vice Chairman. **Motion carried unanimously**

M. Noniewicz nominated J. Novak as Vice Chairman, seconded by J. Tinelle. There were no other nominations.

Motion by M. Noniewicz, seconded by J. Rosenthal to close the nominations for Vice Chairman. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Novak to open the nominations for Secretary. **Motion carried unanimously.**

J. Novak nominated M. Noniewicz as Secretary. J. Tinelle seconded the nomination. There were no other nominations

Motion by M. Noniewicz, seconded by J. Novak to close the nominations for Secretary. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Novak to close nominations for the Commission Officers for 2013. **Motion carried unanimously.**

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Stacey Brown

Motion by M. Noniewicz, seconded by J. Novak to approve the nomination of J. Mathieu as Chairman.
Motion carried unanimously

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the nomination of J. Novak as Vice Chairman

Motion by J. Novak, seconded by J. Rosenthal to approve the nomination of M. Noniewicz as Secretary
Motion carried unanimously.

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 again take comments from members of various Boards and Commissions and audience as they did at the last meeting. He stated that this was not a Public Hearing and explained the procedure to present comments regarding the proposed Regulations. He 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.

A. Turner told the Commission that he has met and presented the draft Code to the Open Space, Conservation Commission, Zoning Board of Appeals and the Agricultural Commission and is going to meet with the Economic Development Commission next week and will attend the Agricultural Commission meeting in February. He will also be meeting with the Zoning Board of Appeals again after Town Counsel reviews the draft regulations that are pertinent to the applications that will be heard by this Board.

Stephen Fedus, East Shore Drive, Colchester said he is in favor of the adoption of the new Land Development Regulations because of the increase in the density requirements for multi-family developments.

Joan Nichols, New London County - CT Farm Bureau Association, suggested that the Agricultural Commission form a Sub-committee and compile draft Agricultural regulations to be submitted to the Planning and Zoning Commission.

Chairman Mathieu suggested that the Agricultural Commission present broader concept proposals to the Planning and Zoning Commission who would review these and incorporate those agreed upon into the draft Land Development Regulations. He stated that this would need to be done in a timely manner.

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

A. Turner, Town Planner, stated that Staff is in the process of gathering information and maps to update the Plan of Conservation and Development. Discussion followed.

Leslie Curtis, Secretary of the Agricultural Commission, suggested a joint meeting between the Planning and Zoning Commission and the Agricultural Commission.

Andy George, Heatherwood Drive, said he felt the Plan of Conservation and Development should be addressed before the revision of the Land Development Regulations.

B. Commission Discussion on Plan of Conservation and Development

A. Turner gave a brief overview the principles of the Plan of Conservation and Development and how the current plan is responding. He told the Commission that several important studies and plans were completed over the last five (5) years including Agricultural Issue Assessment, Open Space Plan, and Housing Study. He said that Staff is working on updating maps and statistical information at the present time. He said that the State has amended the Statute relieving municipal planning commissions from the obligation of having to prepare or amend a municipal plan between July 1, 2010 and June 30, 2013, and suspends the disqualification provision regarding discretionary state funding until July 1, 2014.

Chairman Mathieu said that a discussion was held in 2011 by the Commission regarding updating the Plan of Conservation of Development or revising the regulations and the Commission felt that revision of the Zoning regulations was an item that needed to be address according to the Plan of Conservation and Development. Discussion followed.

Chairman Mathieu stated that it is the consensus of the Commission to complete the process of revising the Land Development Regulations at this time rather than beginning updating the Plan of Conservation and Development.

12. Zoning Enforcement Officer's Report –

C. Grimord told the Commission that he will have a report at the next meeting.

13. Correspondence – None

14. Adjournment

Motion by M. Noniewicz, seconded by J. Tinelle to adjourn at 8:22 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk