

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MARCH 6, 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; 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. J. Tinelle was seated as a voting member.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – February 20, 2013

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the Minutes of the Regular Meeting of February 20, 2013 as presented. **Motion carried unanimously.**

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:-**

- A. **SDP #13-021 of C.A.S.T.L.E. Inc** for Site Plan modification to build a 1152 sq. ft. addition to the existing building and build a 12 space parking lot at 396 Halls Hill Road.

C. Grimord said Staff requests that any discussion on this application be postponed as the application is still incomplete. He said that although multiple pre-development meetings had been held, there are still outstanding issues that must be addressed to complete the application and a revised plan must be submitted. The decision required date is April 17, 2013.

Chairman Mathieu reminded the Commission that he and J. Novak will need to recuse themselves from this application; therefore, all members will need to be present at the meetings when this application is being presented.

Motion by M. Noniewicz, seconded by J. Rosenthal to postpone action on SDP#13-021 to allow the applicant to complete the application and for the receipt of a revised plan. **Motion carried unanimously.**

10. **Old Business** - None

11. **Planning Issues & Discussions** -

Chairman Mathieu suggested a ten minute recess to allow Paula Stahl time to finish her presentation to the Board of Finance.

Motion by M. Noniewicz, seconded by J. Novak to take a recess for 10 minutes. **Motion carried unanimously.**
Commission recessed at 7:15 p.m.

Chairman Mathieu called the meeting back to order at 7:26 p.m.

- A. **Town of Colchester Fiscal Value of Land Use Presentation** – Paula Stahl, LLA., AICP

A. Turner explained that the Town was awarded an Agriculture Viability Grant and Paula Stahl had worked with the Town to develop the Town of Colchester Fiscal Value of Land Use report.

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Joseph Mathieu

Paula Stahl, LLA, AICP, gave a presentation on the Town of Colchester Fiscal Value of Land Use report. She explained how the information was compiled and answered questions. Discussion followed on how the Commission is focusing on incorporating this information through the proposed Zoning Regulations.

A. Turner told the Commission that this presentation in its entirety will be held on Wednesday, March 27, 2013 at 7:00 p.m. at the Town Hall. A copy of the report is available for viewing on the Town's website.

B. Revisions to Zoning Regulations

Chairman Mathieu said that a meeting was held with representatives of the Agriculture Commission prior to this meeting regarding better communication between the two Commissions.

C. Grimord told the Commission that Staff is waiting for the attorney's draft of the non-conformity issues in the proposed Regulations. This draft will be presented to the Zoning Board of Appeals on March 19, 2013.

A. Turner told the Commission that the Agriculture Commission will present their comments and suggestions for the Agriculture portion of the proposed Zoning Regulations at the March 20, 2013 meeting. He also reviewed the process and timeline with the Commission.

12. Zoning Enforcement Officer's Report –

C. Grimord told the Commission that at the March 20, 2013 meeting he will be requesting their permission to pursue legal action on two outstanding Zoning Enforcement actions.

13. Correspondence –

- A. ZBA#13-004, A. Falk von Plachecki, Applicant, B. Dimberg & N. Wasniewski, Owners, for property located at 6 River Rd., Tax Map # 06-12, Lot #029-000, R-80 Zone. The parcel is located at the Northwest corner of the intersection of Westchester Rd (A.K.A. CT Rte. 149) and River Road. The applicant is requesting variances to Section 13.21.2.1 of 108,079.74 Sq. Ft. of lot area, and Section 13.21.2.4 to allow for an access easement over other property. The variances are necessary to correct the existing non-conformity of two single-family dwellings on one parcel and to allow for each dwelling to be on its own lot.

C. Grimord told the Commission that a Zoning Board of Appeals application has been received and will be heard at the Zoning Board of Appeals meeting on March 19, 2013. The applicant had been before this Commission for a Preliminary Review. He said that if this variance is approved, a Subdivision application will be submitted for their review.

14. Adjournment

Motion by M. Noniewicz, seconded by J. Rosenthal to adjourn at 8:17 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk