

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MARCH 20, 2013
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu; Mark Noniewicz, Stacey Brown (arrived 7:10 p.m.), Dave Gesiak and Christopher Bakaj; Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT; Vice Chairman John Novak 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 7:03 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

C. Grimord asked for an addition to the agenda under Item 6 – Preliminary Reviews – “Item A - A proposal to change the approved 13.49 acre Autumn Ridge 30-Unit Elderly Housing development at 343 Lebanon Avenue to a 30-unit Multi-family development. Assessor's Map 05-06, Lot 019-000.”

So moved by M. Noniewicz, seconded by D. Gesiak. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – March 6, 2013

Motion by M. Noniewicz, seconded by D. Gesiak to approve the Minutes of the Regular Meeting of March 6, 2013 as presented. **Abstentions:** C. Bakaj All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** –

A. **A Proposal to change the approved 13.9 acre Autumn Ridge 30 Unit Elderly Housing development at 343 Lebanon Avenue to a 30-unit Multi-family development. Assessor Map 05-06, Lot 019-000.**

Jim Dutton, Dutton & Associates, and Don Guire, owner of the property, presented a proposal to change the approved Autumn Ridge 30-Unit Elderly Housing Development to a 30 unit Multi-family development at 343 Lebanon Avenue. Commission had questions and concerns regarding the density to use of single building structures, location of the detention basin, landscaping of the area near the detention basin, handling of drainage, and incorporating an active or passive recreational area.

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

A. **SDP#12-022-Gehrlicher Solar America Corp applicant/ Moark, LLC owner**-Site Plan modification to install ground mounted solar array facility at 200 Shailor Hill Road. (Application submitted 3/14/13. Received by the commission on 3/20/13, must act on by 5/15/13)

C. Grimord told the Commission that this application was for receipt only. Staff has reviewed the plans and comments have been forwarded to the applicant as the plan did not comply with the Zoning Regulations.

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 he has been informed that the landscaping plans will be submitted soon and the lighting plan is being worked on. He reminded the Commission that the required action date is April 17, 2013. Discussion followed.

RECEIVED
COLCHESTER, CT
MAR 22 AM 11:18
NANCY A. BROY
TOWN CLERK

Chairman Mathieu reminded the Commission that he, J. Novak and D. Gesiak will need to recuse themselves from this application; therefore, all other members will need to be present at the meetings when this application is being presented. He asked Staff to send a letter to the applicant requesting them to grant the Commission a 65-day extension to review and act on this application.

10. Old Business - None

11. Planning Issues & Discussions -

A. Revisions to Zoning Regulations

C. Grimord distributed copies of the attorney's draft of the non-conformity issues in the proposed Zoning Regulations. He asked that the Commission members review these and send their comments, questions or concerns to A. Turner. A. Turner will attend the next Zoning Board of Appeals meeting to discuss the proposed non-conformity proposed regulations. Discussion followed.

A. Turner told the Commission that the Agriculture Commission is still revising the Agriculture portion of the Zoning Regulations. This presentation should be held at the April 17, 2013 Planning and Zoning Commission meeting. He also reviewed the process and timeline with the Commission.

S. Soby informed the Commission that the Board of Finance had appropriated \$30,000 for work on the Plan of Conservation and Development. This will provide Staff with assistance to proceed with the updating of the Plan of Conservation and Development and the proposed Zoning Regulations in parallel.

12. Zoning Enforcement Officer's Report – February 2013

C. Grimord told the Commission that he will not be requesting their permission to pursue alternative legal action on two outstanding Zoning Enforcement actions as he has been able to contact the Connecticut Housing Authority for assistance at no cost to the Town.

13. Correspondence –

M. Noniewicz reminded the Commission there will be a presentation on the Town of Colchester Fiscal Value of Land Use report on Wednesday, March 27, 2013 at 7:00 p.m. at the Town Hall.

14. Adjournment

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

Gail N. Therian, Clerk