

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, APRIL 3, 2013
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 1
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; Vice Chairman John Novak, John Rosenthal, Stacey Brown (arrived 7:19 p.m.), Dave Gesiak; Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison (arrived 7:55 p.m.)

MEMBERS ABSENT: Mark Noniewicz 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 – March 20, 2013**

Motion by J. Tinelle, seconded by D. Gesiak to approve the Minutes of the Regular Meeting of March 20, 2013 presented.
Abstentions: J. Novak and J. Rosenthal 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:-**

- 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 a letter granting a 65 day extension was submitted by the applicant. The required action date is now June 19, 2013. Discussion followed regarding the need for all members to be present at the meeting when this application is being presented as three members will need to recuse themselves.

- B. **SDP#12-022-Gehrlcher 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 revised plans have not yet been submitted for this application.

- C. **SD#13-023 Dutch & Associates applicant/White Oak Development, LLC owner**, Site Plan Re-approval of SE#05-385-

C. Grimord told the Commission that is a Site Plan re-approval for Special Exception Subdivision approved in 2006. This project subdivision is currently under construction and the applicant proposes no changes to the approved plans.

Charles Dutch, Dutch & Associates, applicant, White Oak Development, LLC, owner is trying to take advantage of the CT General Statutes PA#11-07 and PA#12-182 which reduces the bonding requirements to only the Erosion and Sediment Controls per phase. He said that when a lot is sold, the developer would then have to bond the remaining public improvements of that phase at 110%. He also explained the Phasing of the subdivision.

Discussion followed regarding the need for the Zoning Enforcement Officer to be informed when a lot is sold in an uncompleted phase of the development.

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Motion by J. Tinnelle, seconded by J. Novak to approve Site Plan Application SDP#13-023, Dutch & Associates applicant, White Oak Development, LLC owner; to renew the site/subdivision plan approved under SE#05-385, White Oak Farm Conservation Subdivision with the following modifications.

1. All conditions associated with the original approval of SE#05-385 shall remain in effect under this approval.
2. The developer is to submit written notification to the Zoning Enforcement Officer of the sale of any lot within any uncompleted phase of the development, and stop all work until bonding for that phase is secured.

10. Old Business - None

11. Planning Issues & Discussions -

A. Revisions to Zoning Regulations

A. Turner distributed copies of the "Comments on Zoning Regulation – Not annotated and not including the Agricultural Commission comments dated April 3, 2013." He asked that the Commission members review these comments and they will be discussed at the next meeting. He will have hardcopies available of the annotated Zoning Regulations on Monday, April 8, 2013. He said that the Agriculture Commission will be reviewing their revisions to the proposed Zoning Regulations at their April 15, 2013 meeting. He reviewed the proposed timeline with the Commission members.

12. Zoning Enforcement Officer's Report – None

13. Correspondence –

14. Adjournment

Motion by S. Brown, seconded by J. Rosenthal to adjourn at 8:09 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk