

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, APRIL 3, 2013 *gmt*
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.

MEMBERS PRESENT: Vice Chairman John Novak, Dave Gesiak and Christopher Bakaj; Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Chairman Joseph Mathieu, Mark Noniewicz, John Rosenthal, and Stacey Brown

STAFF PRESENT: Adam Turner, Town Planner, Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk;

1. **CALL TO ORDER** – Vice Chairman Novak called the meeting to order at 7:00 p.m.

2. **Roll Call**

Vice Chairman Novak asked the clerk to note those in attendance. J. Tinelle was seated as a voting member.

3. **Additions to Agenda** –

C. Grimord distributed a copy of a memo amending the agenda to add two additional items under Item # 7 "New Business" – Item A – Proposed changes to the approved "Tractor Supply" site plan, and Item B – Request of North Woods of Colchester for the remaining two years of extension time to complete the project (8/1015).

Motion by J. Tinelle, seconded by D. Gesiak to add Items A & B to Item #7, New Business. **Motion carried unanimously.**

4. **Minutes of Previous Meetings – Minutes of Regular Meetings – April 3, 2013**

Motion by D. Gesiak, seconded by J. Tinelle to approve the Minutes of the Regular Meeting of April 3, 2013 as written. **Abstentions:** C. Bakaj All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

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

A. **Proposed changes to the approved "Tractor Supply" site plan**

C. Grimord distributed a copy of his memo regarding proposed modifications to the approved Tractor Supply plan.

Mark D'Addabbo, N.E.R.P. presented to the Commission his requests to defer the sidewalks on Route 85 and the entrance drive and to remove the parapets on the top of the building. Discussion followed regarding the parapets and the Commission agreed to approve the removal with the condition that the HVAC units be painted to as closely match the siding of the building as possible. The Commission postponed action on the deferring of the sidewalks to the May 1, 2013 meeting.

Motion J. Tinelle, seconded by C. Bakaj to allow the parapet walls on the top of the Tractor Supply building to be eliminated with the condition that the mechanical systems on the roof are painted a color in the brown or tan color scheme to make it blend with the building below. **Motion carried unanimously.**

B. **Request of North Woods of Colchester for the remaining two years of extension time to Complete the project (8/10/15).**

C. Grimord distributed a copy of a letter from Alan D. Williams, North Woods of Colchester, and his Staff Memo dated April 17, 2013 regarding a request for the remaining two (2) years of extension time to complete this project. He said that the developer is currently working on Phase 3 of this five (5) phase project and he plans to begin work on Phase 4 later this year.

Motion by D. Gesiak, seconded by C. Bakaj to approve the final two (2) year extension for SE#05-216, North Woods Elderly Housing Project with a completion date of 8/10/15. **Motion carried unanimously**

8. **Five Minute Session for the Public** - No one Spoke

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Nancy A. Bray

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 revised plans were received last week and will need to be reviewed by S. Tassone, Town Engineer, when he returns from his vacation. He said that he will try to schedule this application for the first or second meeting in May. He reminded the Commission that this is the application that three (3) members will need to recuse themselves.

- B. **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 revised plans have been received and will need to be reviewed by S. Tassone, Town Engineer when he returns from vacation. He said this application will be probably be reviewed at the May 1, 2013 meeting.

10. **Old Business - None**

11. **Planning Issues & Discussions -**

A. **Revisions to Zoning Regulations**

A. Turner distributed copies of the Agricultural Commission's Amendments to Agricultural Uses section of the proposed Colchester Land Use Regulations. He said these Amendments were adopted by the Agricultural Commission at their April 15, 2013 meeting. The Agricultural Commission plans on making a presentation of these amendments at the next Planning and Zoning Commission meeting. He asked that the Commission members review these comments and forward any questions, comments or concerns to him. He said that he will have hardcopies available of the annotated Zoning Regulations for any member who wishes one. These will also be available on the Town of Colchester website.

He also presented copies of the revised Zoning map together with the original map. He reviewed the proposed timeline with the Commission members.

12. **Zoning Enforcement Officer's Report – March 2013**

C. Grimord said that a copy of his March 2013 report was included in the Commission member's packets. Discussion followed on several of the outstanding enforcement actions.

13. **Correspondence – None**

14. **Adjournment**

Motion by D. Gesiak, seconded by C. Bakaj to adjourn at 8:08 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk