

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 5, 2013
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.

MEMBERS PRESENT: Vice Chairman John Novak, Mark Noniewicz, John Rosenthal, Dave Gesiak (arrived at 7:12 p.m.), and Christopher Bakaj; Alternate: Jason Tinele; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Chairman Joseph Mathieu 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. Tinele was seated as a voting member.

3. **Additions to Agenda** – None
4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – May 1, 2013

Motion by J. Tinele, seconded by C. Bakaj to accept the Minutes of the Regular Meeting of May 15, 2013 as written.

Abstentions: M. Noniewicz and J. Rosenthal All others in favor **Motion carried.**

5. **Public Hearings** – None
6. **Preliminary Reviews** –

A. 110 Prospect Hill Road

A. Turner told the Commission that this items regards the subdivision of the Slembeck property on Prospect Hill Road. The Town had considered purchasing the property last year, but it did not pass at the Referendum. Mr. Berger proposes to buy the property and is willing to place most of the land into a Conservation Easement with the Town having the development rights. Mr. Berger was before the Commission this evening to get feedback on the possibility of obtaining two waivers of the Subdivision Regulations regarding flag lots

Mr. David Berger told the Commission that he would like to purchase 110 Prospect Hill Road and subdivide the property into two (2) building lots. One lot for the existing house and barn and a second flag lot for a new house and barn. Discussion followed regarding the possibility of two (2) waivers regarding the flag lot and the importance of the Conservation Easement to the Town. The general consensus of the Commission was favorable to the two waivers.

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

- A. **ZP#13-408-Steven Coit Applicant/NERP Holdings & Acquisitions, LLC**-Tractor Supply Owner-application for temporary use of an on-site rock crusher per § 3.7.4.

C. Grimord told the Commission that this application was for receipt and would be heard under Pending Applications this evening.

8. **Five Minute Session for the Public** -

Kurt Frantzen, 10 Brainard Road, asked about the status on updating the Plan of Conservation and Development.

A. Turner explained that the Requests for Proposals have been received and a choice of a consultant will be made soon. This will be discussed at the next Planning and Zoning Commission meeting. He said that Staff has been working on gathering pertinent information for this update to the Plan of Conservation and Development.

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.

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NANCY A. BRADY
TOWN CLERK

Vice Chairman Novak recused himself. M. Noniewicz took over as acting Chairman.

C. Grimord told the Commission that the Site Plan Modification is to add a 1152 sq. ft. addition to the west end of the building, formalize an existing 12-space employee parking area, install lighting and sidewalks and bring the site into conformity with the current regulations. He said that included in his Staff Report dated April 25, 2013 there were a few minor typographical errors that need to be corrected on the final plans.

John Rosenthal read the Recommended Record Statements from the Staff Report of C. Grimord, Asst. Planner & ZEO, dated April 25, 2013 into the record.

Motion by J. Rosenthal, seconded by J. Tinelle to approve Site Plan Application SDP#13-021, C.A.S.T.L.E., Inc., application, for property at 396 Halls Hill Road, Assessors Map #029, Lot #010, for a 1152 Sq. Ft., addition to the existing structure, an additional parking area and other site improvements as shown on the plan titled "Modified Site Plan for Addition and Parking", prepared for C.A.S.T.L.E. 396 Halls Hill Road, 1-sheet dated 3/12/13 prepared by Dutch & Associates with the following modifications:

1. Final plans are to contain the following additional notes:
 - A. The Planning & Zoning Commission has approved an eight (8) space reduction to the required parking on the site for this use.
 - B. The Planning & Zoning Commission has approved the new parking area with a stone surface treatment instead of bituminous concrete.
2. Correct the parking compliance table to show that 21 spaces are provided.

Motion carried unanimously.

Vice Chairman Novak returned as Acting Chairman.

- B. ZP#13-408-Steven Coit Applicant/NERP Holdings & Acquisitions, LLC-Tractor Supply Owner-application for temporary use of an on-site rock crusher per § 3.7.4.**

C. Grimord told the Commission that this application is for the temporary use of an on-site rock crusher. He said that the applicant has applied for this permit in case a rock crusher will be needed. He said that all the requirements of Section 3.7.4 appear to be met.

Motion by M. Noniewicz, seconded by J. Rosenthal to approve application ZP#13-408, per Section 3.7.4, to allow the operation of a Rock Crusher for a period of 30-days per the submitted plan with the following conditions:

1. The applicant is to notify the ZEO of the starting date of the Rock Crushing operation.
2. The hours of rock crushing operation shall be weekdays from 8:00 AM-4:30 PM, excluding holidays.
3. Any change of location of the rock crusher greater than 500' shall require a new permit application.
4. Only materials from the site are to be crushed, no off site materials are to be processed on the site.
5. The Commission authorizes the ZEO to issue an initial permit for 30-days and one (1) renewal, if needed, for additional 30-days.

Motion carried unanimously.

10. Old Business - None

11. Planning Issues & Discussions -

A. Presentation by the Agriculture Commission of proposed regulations

A. Turner informed the Commission that David Wasniewski, Chairman of the Agriculture Commission could not be present this evening and that Mr. Wasniewski asked that this item be postponed to the June 19, 2013 meeting.

B. Review of Outstanding Comments regarding the proposed Code made at public presentation during February and March

A. Turner reviewed the annotated copy of the proposed Code. Discussions held included the establishment of a separate Westchester Village Area, allowing residences on the ground floor of Commercial buildings in the Historic District, and the required minimum number of affordable units.

12. Zoning Enforcement Officer's Report - None

13. Correspondence –

A. Turner told the Commission that the Conservation Commission had approved the application for the removal of junk vehicles and debris from Tony's Junkyard located on Old Amston Road.

A. Turner told the Commission that a State grant has been received to restore the Norton Mill.

14. Adjournment

Motion by M. Noniewicz, seconded by D. Gesiak to adjourn at 9:08 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk