

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JULY 17, 2013
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.

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

MEMBERS ABSENT: Mark Noniewicz, Stacey Brown 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** –

C. Grimord distributed copies of a memo asking that Item 6 B be removed and to add under Item #7 items C & D and under Item #9, items C & D.

Motion by J. Novak, seconded by J. Rosenthal to amend the agenda to remove Item 6B and to add under Item 7, items C & D. **Motion carried unanimously.**

Motion by J. Novak, seconded by J. Rosenthal to add under Item 9, items C & D. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – June 19, 2013

Motion by J. Novak, seconded by J. Rosenthal to accept the Minutes of the Regular Meeting of June 19, 2013 as written. **Abstentions:** D. Gesiak All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** –

- A. Proposed 9,100 square foot retail development of 1.61 acre property located at 225 Old Hartford Road, Assessors Map# 09-00, Lot# 008-017, Commercial Zone.

Gary Eucalitto, Sound Development, Corp., and Alan Carpenter, CPH Engineers, presented preliminary plans for a 9,100 square foot retail development of a Dollar General Store. The property is located at 225 Old Hartford Road. They showed three different designs and explained the location of the building, parking and access for each design. Discussion followed regarding the location and design of the building, parking and access. The Commission suggested that the handicap parking be in the front of the building with the remainder of parking in the back, landscaping should be provided and sidewalks will be required on Old Hartford Road. They also recognized that traffic issues will have to be worked out.

- B. Proposed fast food drive up service window at 15 Broadway, Noels Plaza, Assessors Map# 16-00. Lot# 086-000, Commercial/HPOZ Zone

This item was removed from the agenda as the potential applicant is not ready to discuss this proposal at this time.

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

- A. CGS#13-047-Municipal Improvements-WJJMS Community/Senior Center Project

Tom Tyler, Chairman of the Building Committee, presented the conceptual plans for the renovations of the William J. Johnston Middle School, and the addition of a Community Center and the Senior Center at the existing William J. Johnston Middle School site. He explained the history of the Building Committee's work and presented the conceptual plan for the Commission's review.

C. Grimord told the Commission that these plans are conceptual only and Staff has reviewed these plans. There are issues such as parking requirements and wetlands and drainage issues that will need to be addressed when the Special Exception/Site Plan application is submitted for review and approval.

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JANICE A. BRA
TOWN CLERK

Motion by J. Rosenthal, seconded by J. Tinelle: **Whereas**, the following project has been referred to this Commission by the Board of Selectmen for a report pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut Revision of 1958, as amended;

Resolved, that the Planning and Zoning Commission of the Town of Colchester hereby forwards a favorable recommendation and report on the following project pursuant to the provisions of Section 8-24 on the proposed conceptual plans for the William J. Johnston School renovations and additions and the proposed relocation of the Social Services facilities, Senior and Youth Centers as shown on the plans titled "Conceptual Study for the WJJ Middle School, Community Center and Senior Center" prepared by Tecton Architects, Inc. dated 8/9/12, revised to 6/26/13, and substantially as described in the detailed estimate prepared by Tecton Architects Inc. dated April 5, 2013, as modified June 19, 2013 pending the submission of a formal Special Exception/Site Plan application for review and approval.

Motion carried unanimously.

- B. Ryan Sherry, 2 Reservoir Road-request for a waiver to allow overhead utilities to service his new single family home.

C. Grimord told the Commission that the plan to create the lot was approved as a first division of the original parcel. The plan was reviewed for compliance with the subdivision and zoning regulations for a new flag lot development. In accordance with the subdivision regulations for a single family home all utilities must be underground. The applicant is requesting that he be allowed to install approximately 600 feet of above ground utilities three (3) poles with the remaining 250' to be installed underground as suggested by C L & P.

Steve Freeburg, owner of the adjacent property, said that the installation of the three (3) poles will allow him to tie into the above ground portion.

Mr. Ryan Sherry, applicant, said that the poles will eliminate the need for separate utility trenches of considerable distance, cost and disturbance to the soils. Discussion followed.

Motion by J. Novak, seconded by J. Rosenthal: Per Section 12.5.3.C.13 of the Zoning Regulations, the Planning & Zoning Commission approves a modification to the plans associated with Building Permit B#12-362 to allow for the installation of three (3) poles, approximately 600', for overhead utilities to the single family home site. The remaining utilities are to be installed underground.

- C. **ZP#13-412** Hallisey Person, & Cassidy, applicant, 4-Way St. LLC Owner, Sign waiver requests per Section 16.2.3.A for the building mounted signs on the proposed 8K Sq. Foot building and pylon sign at the Tractor Supply Site, 150 New London Road **(For Receipt Only)**

This item was for receipt only, no action was taken.

- D. **SD#13-024** – 4-Way Street, LLC applicant/owner, Site plan modification for the elevation views for the proposed 8000 Sq. ft. retail building pad at the Tractor Supply site, 150 New London Road. **(For Receipt Only)**

This item was for receipt only, no action was taken.

8. Five Minute Session for the Public - No One Spoke

9. Pending Applications:-

- A. CGS#13-047-Municipal Improvements-WJJMS Community/Senior Center Project

This item was addressed under Item #7.

- B. Ryan Sherry, 2 Reservoir Road-request for a waiver to allow overhead utilities to service his new single family home.

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This item was addressed under Item #7.

10. Old Business - None

11. Planning Issues & Discussions -

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

A. Turner said that he has taken all the comments and has revised the Draft of the proposed Code. He hopes to finish the draft within the next week and then will forward it on to L. Robinson to be edited. He will get the final draft to the Commission members within the next week. He plans to hold the Public Hearing on the proposed Regulations in the fall.

B. **Plan of Conservation and Development Update**

A. Turner had included the contract for Planimetrics in the Commissioners' packets. He explained the scope of work and the time line developed by G. Chalder and himself. He said that the State of CT has extended the date for adoption of the Plan of Conservation and Development until July 2015.

12. Zoning Enforcement Officer's Report – June 2013

C. Grimord's June 2013 Zoning Enforcement Officer's Report was included in the Commissioner's packets.

13. Correspondence –

A. Turner told the Commission members that the Town of Colchester has received a grant in the amount of \$285,000 for the Streetscape project on Linwood Avenue.

14. Adjournment

Motion by J. Novak, seconded by J. Tinelle to adjourn at 8:27 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk