

**COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, DECEMBER 4, 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; Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison

**MEMBERS ABSENT:** Stacey Brown, Mark Noniewicz, Dave Gesiak, and Christopher Bakaj

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

1. **CALL TO ORDER** – Chairman Mathieu called the meeting to order at 7:05 p.m. J. Tinelle was seated as a voting member.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance.

3. **Additions to Agenda** –

C. Grimord asked the Commission to add to the agenda under Item #7- New Business & Applications Received, Item A – RESUB#13-431, R. Goldberg applicant/Goldberg Estates, LLC, owner; application for re-subdivision of lots #11 & 13 off Goldberg Road of the White Oak Farm Subdivision, Assessors Map #06-02, Lots #003-011 & -012.

He also asked the under Item #9 Pending Applications Item D SUB#13-430-Peter & Virginia Reneson Applicant/Owner; Proposed 2-lot subdivision of 16.49 acres at 268 Bull Hill Rd., R-60 Zone, Assessors Map#05-19, Lot# 003-000. (received by the commission on 11/20, must be acted upon by 1/17/14, scheduled for review on 1/8/14). He also asked the Commission to renumber items under Item 5 - Public Hearing, put Item C as the first and renumbering accordingly.

**Motion** by J. Rosenthal, seconded by J. Novak to add to the agenda under Item #7- New Business & Applications Received, Item A – RESUB#13-431, R. Goldberg applicant/Goldberg Estates, LLC, owner; application for re-subdivision of lots #11 & 13 off Goldberg Road of the White Oak Farm Subdivision, Assessors Map #06-02, Lots #003-011 & -012; and under Item #9 Pending Applications Item D SUB#13-430-Peter & Virginia Reneson Applicant/Owner; Proposed 2-lot subdivision of 16.49 acres at 268 Bull Hill Rd., R-60 Zone, Assessors Map#05-19, Lot# 003-000. (received by the commission on 11/20, must be acted upon by 1/17/14, scheduled for review on 1/8/14). **Motion carried unanimously.**

**Motion** by J. Rosenthal, seconded by J. Novak to renumber items under Item 5 - Public Hearing, put Item C as the first and renumbering accordingly. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – November 20, 2013

**Motion** by J. Novak, seconded by J. Rosenthal to approve the Minutes of the Regular Meeting of November 20, 2013 as presented. **Motion carried unanimously.**

5. **Public Hearings** –

C. Grimord read the Public Hearing legal notice published in the Rivereast on November 22, 2013 and November 29, 2013.

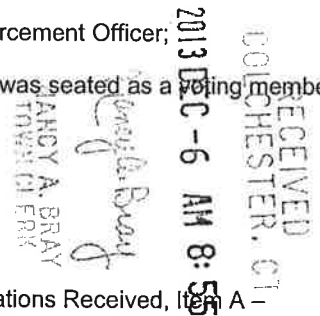
Chairman Mathieu asked the members of the audience if anyone had any concerns or comments about the members of the Commission that were seated for the Public Hearings. No comments were made. He went on to explain the Public Hearing procedure.

- A. **SE#13-020 J. Romanowski, Applicant/Owner;** Special Exception application per Section 11.15 for an Accessory Apartment at 334 Westchester Road, Map#4W-11, Lot #035-002, R-60 Zone (Received on 11/6/13; Public Hearing opened and closed 12/4/2013)

C. Grimord distributed copies of the Public Hearing Exhibit List to Commission members. C. Grimord gave a Zoning review of the application and stated the application was compliant with the regulations.

Speaking in Favor

J. Romanowski spoke in favor of the application. J. Rosenthal asked when construction would start. The applicant said that construction would begin when they received septic approval. J. Rosenthal asked about the need for the accessory apartment and J. Romanowski stated that elderly parents would be moving in.



Speaking in Opposition - No one spoke in opposition.

**Motion** by J. Novak, seconded by J. Rosenthal to close the Public Hearing on SE#13-020. **Motion carried unanimously.**

Motion by J. Novak, seconded by J. Rosenthal to move deliberations out of order on this application. **Motion carried unanimously.**

Motion by J. Rosenthal seconded by J. Novak that the Planning & Zoning has reviewed the application and the findings outlined in the memorandum dated 12/4/13 from staff and concurs with the findings as presented. The Commission hereby approves Special Exception application **SE#13-020, Julie Romanowski, Applicant/Owner:** Application for a 1,030 Square Foot Accessory Apartment as part of a proposed addition to the residence at 334 Westchester Rd, Assessors Map # 4W-11, Lot # 035-002, R-60 Zone, as shown on the submitted approved plans; with the following conditions:

1. The Special Exception Notice of Decision is to be filed in the Town's land records prior to issuance of Zoning and Building permits for the construction of the apartment.
2. Zoning and Building Permits are to be obtained for the addition for the accessory apartment.
3. The revised septic system is to be installed and approved by the Health District.
4. A Certificate of Zoning Compliance is required prior to issuance of a Certificate of Occupancy of the accessory apartment.

**B. RC#13-208-Town of Colchester Planning & Zoning Commission applicant,** Comprehensive re-writes of the Zoning Regulations of the Town of Colchester. (Application submitted 10/23/13, received by the Commission on 11/6/13, and scheduled for Public Hearing on 12/4/13)

**C. ZC#13-200- Town of Colchester Planning & Zoning Commission applicant,** Comprehensive re-zoning of the Town of Colchester. . (Application submitted 10/23/13, received by the Commission on 11/6/13, and scheduled for Public Hearing on 12/4/13).

Chairman Mathieu opened the Public Hearings for RC#13-208 and ZC#13-200 simultaneously.

C. Grimord distributed copies of the Public Hearing Exhibit List to Commission members

A. Turner presented a Power point presentation and explained the process. He summarized the proposed Zoning Regulations and changes to the Zoning map. G. Grimord reviewed the statutory requirements for notification for the Zone Change and Regulation changes.

Speaking in Favor

Stephen Fedus, 369 East Shore Road

Public Comments and Questions

Kurt Frantzen, spoke as a resident, not as a member of the Conservation Commission, he asked and made a comment.

John Malsbenden, 156 Christy Lane

Steve Coyle, 23 Deer Run

Jim Ford, 176 Bulkeley Hill Road

Rosemary Coyle, 23 Deer Run

David Wasniewski, Parum Road

Speaking in Opposition

Chris Bourque, 391 Westchester Road

Donna Rosentblatt, 348 Westchester Road

Olivia Duksa, 29 Starr Road

**Motion** by J. Rosenthal, seconded by J. Tinelle to continue the Public Hearings on both applications to the January 8, 2014 meeting. **Motion carried unanimously.**

**6. Preliminary Reviews – None**

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

- A. RESUB#13-431, R. Goldberg applicant/Goldberg Estates, LLC, owner;** application for re-subdivision of lots #11 & 13 off Goldberg Road of the White Oak Farm Subdivision, Assessors Map #06-02, Lots #003-011 & -012.

This item was for receipt only.

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

**9. Pending Applications:-**

- A. SE#13-020 J. Romanowski, Applicant/Owner;** Special Exception application per Section 11.15 for an Accessory Apartment at 334 Westchester Road, Map#4W-11, Lot #035-002, R-60 Zone (Received on 11/6/13; **Public Hearing opened and closed 12/4/2013**)

This Public Hearing was closed this evening and acted upon under Public Hearings portion of the meeting.

- B. RC#13-208-Town of Colchester Planning & Zoning Commission applicant,** Comprehensive re-writes of the Zoning Regulations of the Town of Colchester. (Application submitted 10/23/13, received by the Commission on 11/6/13, and **scheduled for Public Hearing on 12/4/13**)

Public Hearing was opened this evening and continued to the January 8m, 2014 meeting. .

- C. ZC#13-200- Town of Colchester Planning & Zoning Commission applicant,** Comprehensive re-zoning of the Town of Colchester. . (Application submitted 10/23/13, received by the Commission on 11/6/13, and scheduled for Public Hearing on 12/4/13).

Public Hearing was opened this evening and continued to the January 8, 2014.

- D. SUB#13-430-Peter & Virginia Reneson Applicant/Owner;** Proposed 2-lot subdivision of 16.49 acres at 268 Bull Hill Rd., R-60 Zone, Assessors Map#05-19, Lot# 003-000. (This application was received on 11/20, must be acted upon by 1/17/14, scheduled for review on 1/8/14)

This application is scheduled for review on January 8, 2014.

**10. Old Business - None**

**11. Planning Issues & Discussions -**

**A. POCD Update**

No update.

**12. Zoning Enforcement Officer's Report – None**

**13. Correspondence – None**

**14. Adjournment**

**Motion** by J. Rosenthal seconded by J. Novak to adjourn at 8:52 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk