

**COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, January 8, 2014  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 1  
7:00 P.M.**

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

**MEMBERS ABSENT:** Stacey Brown, Mark Noniewicz, Christopher Bakaj and John Rosenthal

**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 7:14 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** –

**Additions to Agenda item #7-New Business & Applications Received:**

**New Item B SD#14-027-G. Vitkovskis Applicant/Owner;** A request of the Commission to validate a 4.38 acre lot at 63 Shailor Hill Rd as a building lot. The lot was created as part of an illegal subdivision in the 1960's. Assessors map#05-14, Lot #050-003, R-80 Zone. (for receipt by the commission on 1/8/14, must be acted upon by 3/5/14, scheduled for review on 1/15/14.)

**Motion by,** John Novak seconded by Jason Tinelle to amend the agenda as noted above. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – December 4, 2013

**Motion by,** John Novak seconded by Jason Tinelle to approve the Minutes of the Regular Meeting of December 4, 2013 as presented. **Motion carried, D Gesiak abstained.**

5. **Public Hearings** –

- A. **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 Public Hearing opened on 12/4/13 and continued to 1/8/14)
- B. **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 Public Hearing opened on 12/4/13 and continued to 1/8/14)

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

A. Turner presented a Power point presentation with responses to comments and questions heard at the previous meeting pertaining to non-conforming structures, the Arterial Commercial Zone, Agricultural Uses and findings on the effects of the proposed regulations on property values.

**Speaking in Favor**

Mark D'Adabbo-150 New London Rd. In favor of the proposed regulations with a request that the commission consider amending the regulations to lower the threshold for commercial development to have residential uses from 50,000 Sq. Ft. to 40,000 Sq. Ft.

**Public Comments and Questions**

Barbara Hagerman-Prospect St. Had questions regarding unit size restrictions for 3-bedroom units for elderly developments.

Jim Ford- Bulkely Hill Rd. The commission needs to consider the un-intended consequences of the proposed regulations. The proposed Westchester Village district needs more attention, and he would like to see a build out scenario under the proposed regulations. He submitted letter summarizing his comments.

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Judith DeRosier-Middletown Rd. Had concerns regarding the commercial development of the Westchester Village zone and the types of uses permitted.

Robia Senkow-Parum Rd. Had concerns that under the proposed regulations, commercial growth may happen too fast.

Chris Borque-391 Westchester Rd. Asked if other communities have character based zoning, and had concerns regarding buffers between uses.

David Wasniewski-Parum Rd. had a question regarding the benefits to the town of 55 and over units verses straight residential development.

Joe Broder-Norwich Ave. Commented on the change in the type of people that are showing an interest in these proceeding versus previous regulation changes.

Speaking in Opposition

Michael Ryan-Bull Hill Rd. He felt that the frontage requirements for lots in the rural zone were excessive

**Motion** by John Novak, seconded by Jason Tenelle to close the Public Hearings on both RC#13-208 and ZC#13-200. **Motion carried unanimously.**

**RESUB#13-341-R. Goldberg applicant/owner**, Resubdivision of lots # 11 & 12 of the Oak Farms Estates Special Exception Conservation Subdivision off Goldberg Rd. Assessors Map#06-02 Lots#003-011 &012, R-60. (Received by the commission on 12/4/13 must schedule for public hearing by 2/5/14)

6. Preliminary Reviews – None

7. New Business & Applications Received:

**A. Election of Officers for 2014.** The Commission postponed the elections to the next regularly scheduled meeting when more members would be present.

**B. SD#14-027-G. Vitkovskis Applicant/Owner;** A request of the Commission to validate a 4.38 acre lot at 63 Shailor Hill Rd as a building lot. The lot was created as part of an illegal subdivision in the 1960's. Assessors map#05-14, Lot #050-003, R-80 Zone. (for receipt by the commission on 1/8/14, must be acted upon by 3/5/14)

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

9. Pending Applications:-

**A. 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, Public Hearing opened on 12/4/13, continued to 1/8/14 and closed on 1/8/14)

The continued Public Hearing was closed this evening

**B. 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, Public Hearing opened on 12/4/13, continued to 1/8/14 and closed on 1/8/14)

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**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, revised plans submitted on 1/7/14, with a grant of a 30-day extension. Must act on or by 2/24/14)

10. Old Business - None

11. Planning Issues & Discussions -

A. POCD Update

The 1/15/14 meeting will be for the POCD update. The meeting to be held at the Bacon High school media room at 7:00 PM.

12. Zoning Enforcement Officer's Report – 2013 Enforcement and zoning compliance report was distributed to the Commission members. Adam Turner informed the Commission that C. Grimord was retiring as of 1/17/14.

13. Correspondence – None

14. Adjournment

**Motion** by John Novak, seconded by Jason Tinelle, to adjourn at 8:53 p.m. **Motion carried unanimously.**

C. Grimord, ZEO