

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, January 15, 2014
BACON ACADEMY, 611 NORWICH AVENUE, COLCHESTER, CT
MEDIA CENTER
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu, Vice Chairman John Novak, Mark Noniewicz, Dave Gesiak, Stacey Brown Christopher Bakaj and John Rosenthal; Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison (arrived at 8:12 p.m.)

MEMBERS ABSENT: None

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 7:02 p.m.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance.

3. **Additions to Agenda** –

C. Grimord distributed a memo with an addition to the agenda. Chairman Mathieu asked for a motion to add to the Agenda Item #7 New Business & Applications Received, Item A "Election of Officers for 2014".

So moved, by M. Noniewicz, seconded by J. Novak. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – January 8, 2014

Chairman Mathieu asked that this item be postponed to the next meeting to allow Commission members time to review the January 8, 2014 minutes.

5. **Public Hearings** –

- A. **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)

This Public Hearing is scheduled for February 5, 2014.

6. **Preliminary Reviews** – None

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

- A. **Election of Officers for 2014.**

Motion by M. Noniewicz, seconded by J. Novak to open the Nomination of officers for 2014. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Rosenthal to nominate J. Mathieu as Chairman of the Planning and Zoning Commission. **Motion carried unanimously**

Motion by M. Noniewicz, seconded by J. Novak to close the nominations for Chairman. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by D. Gesiak to nominate J. Novak to continue as Vice Chairman. **Motion carried unanimously**

Motion by M. Noniewicz, seconded by J. Rosenthal to close the nominations for Vice Chairman. **Motion carried unanimously.**

Motion by J. Novak, seconded by J. Rosenthal to nominate M. Noniewicz to continue as Secretary. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Rosenthal to close the nominations for Secretary. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Novak to close nominations for the Commission Officers for 2014. **Motion carried unanimously.**

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Motion by M. Noniewicz, seconded by J. Novak to approve the nomination of J. Mathieu as Chairman.
Motion carried unanimously

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the nomination of J. Novak as Vice Chairman
Motion carried unanimously

Motion by J. Novak, seconded by J. Rosenthal to approve the nomination of M. Noniewicz as Secretary
Motion carried unanimously.

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

9. **Pending Applications:-**

- A. **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)
- 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)
- C. **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)
- D. **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)

No action taken on above items. Items A & B will be reviewed and deliberations will begin on Items C & D at the February 5, 2014 meeting.

10. **Old Business** - None

11. **Planning Issues & Discussions** -

A. **POCD Update**

Discussions continued with G. Chalder regarding the Potential Planning Program document, pages 1 – 6. There was public and Commission input on various details of the document. The discussion will continue on the remainder of the document at the February 19, 2014 meeting.

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

A. Turner said that C. Grimord, Asst. Planner/Zoning Enforcement Officer will be retiring on Friday, January 17, 2014. He thanked C. Grimord on behalf of the Staff and Commission for his hard work and dedication. Chairman Mathieu told him that his service was appreciated and he would be missed.

13. **Correspondence** – None

14. **Adjournment**

Motion by M. Noniewicz, seconded by S. Brown to adjourn at 8:55 p.m. **Motion carried unanimously.**