

**COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, FEBRUARY 19, 2014  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 2  
7:00 P.M.**

**MEMBERS PRESENT:** Vice Chairman John Novak, Mark Noniewicz, John Rosenthal and Dave Gesiak (arrived at 7:08 p.m.);  
Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison

**MEMBERS ABSENT:** Chairman Joseph Mathieu; Stacey Brown and Christopher Bakaj

**STAFF PRESENT:** Gail Therian, Clerk

1. **CALL TO ORDER** – Vice Chairman Novak called the meeting to order at 7:03p.m.

2. **Roll Call**

Vice Chairman Novak asked the clerk to note those in attendance. J. Tinelle was seated as a voting member.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meetings** – January 8, 2014 and January 15, 2014

**Minutes of January 8, 2014 Meeting**

**Motion** by J. Tinelle, seconded by J. Novak to approve the Minutes of January 8, 2014 meeting as written.

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

**Minutes of January 15, 2014 Meeting**

**Motion** by M. Noniewicz, seconded by J. Rosenthal to approve the Minutes of January 15, 2014 meeting as written.

**Motion carried unanimously.**

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)

Public Hearing is set for the Special Meeting to be held March 12, 2014.

6. **Preliminary Reviews** – None

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

- A. **Appointment of Adam Turner as Interim Zoning Enforcement Officer**

**Motion** by M. Noniewicz, seconded by J. Rosenthal to appoint Adam Turner as Interim Zoning Enforcement Officer. **Motion carried unanimously.**

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

9. **Pending Applications:-**

- 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)

**Motion** by M. Noniewicz, seconded by J. Rosenthal to accept the applicant's 30 day extension letter for application RESUB#13-341, 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 in accordance with the request of the applicant in a letter dated February 3, 2014. **Motion carried unanimously.**

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NANCY A. SOBRY  
TOWN CLERK

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- B. 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)

**Motion** by M. Noniewicz, seconded by J. Rosenthal to accept the applicant's 35 day extension letter for application **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 in accordance with the request of the applicant in a letter dated February 12, 2014. **Motion Carried Unanimously.**

- C. 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)

**Motion** by M. Noniewicz, seconded by J. Rosenthal to accept the applicant's 35 day extension letter for application **#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, as requested by the applicant in a letter dated February 12, 2014. **Motion Carried Unanimously.**

- D. 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)

- E. 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)

**Motion** by M. Noniewicz, seconded by J. Rosenthal to postpone action on Items D & E until Adam Turner, Town Planner returns. **Motion Carried Unanimously**

**10. Old Business - None**

**11. Planning Issues & Discussions -**

Discussions continued with G. Chalder regarding the Potential Planning Program document, pages 7 - 16. There was public and Commission input on various details of the document. G. Chalder advised the Commission that he will begin drafting the Plan of Conservation and Development incorporating ideas and comments he has heard. He said that he will work with A. Turner on scheduling the next meeting to discuss the draft. He feels this would most likely be at the April 15, 2014 meeting.

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

**13. Correspondence – None**

**14. Adjournment**

**Motion** by M. Noniewicz, seconded by D. Gesiak to adjourn at 8:58 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk