

**COLCHESTER PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING MINUTES**  
**WEDNESDAY, MAY 21, 2014**  
**SENIOR CENTER, 95 NORWICH AVENUE, COLCHESTER, CT**  
**7:00 P.M.**

**MEMBERS PRESENT:** Chairman Joseph Mathieu; Vice Chairman; John Novak; John Rosenthal, Mark Noniewicz, Stacey Brown (arrived at 7:21 p.m.) and Alternate: Jason Tinelle; Stan Soby, Board of Selectmen Liaison (arrived at 7:45 p.m.)

**MEMBERS ABSENT:** Dave Gesiak and Christopher Bakaj;

**STAFF PRESENT:** Adam Turner, Town Planner; Randy Benson, Asst. Planner/ZEO; and Gail Therian, Clerk

1. **CALL TO ORDER** – Chairman Mathieu called the meeting to order at 7:10 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 - None**

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting May 7, 2014

**Motion** by J. Novak, seconded by J. Rosenthal to approve the Regular Meeting Minutes of May 7, 2014 as written  
**Abstentions:** M. Noniewicz All others in favor **Motion carried.**

5. **Public Hearings** –

- A. SE#14-022 - Application of Marek & Mariola Wdowiak Applicant/Owner;** Special Exception application per Section 11.15 for an Accessory Apartment at 59 Debi Circle, Map 03-13, Lot 08-03, R-60 Zone. (Application submitted 4/2/14; received by the Commission on 4/16/14; Public Hearing opened 5/07/14) and continued to 6/4/2014

This Public Hearing on this application is continued to the June 4, 2014 meeting.

A. Turner read the Public Hearing legal notice published in the Rivereast on May 9, 2014 and May 16, 2014 and the legal Notice posted in the Norwich Bulletin on May 10, 2014 regarding the certificate of location of the gas station.

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.

- B. SE #14-021 – G. Veneziano applicant/9 Loomis Road, owner;** Special Exception application per Section 4F.3.21 for proposed convenience store, gas station and coffee/sandwich shop at 9 Loomis Road, Assessor's Map #3-17, Lot 53; General Commercial Zone. (Application submitted 4/2/14; received by the Commission on 4/16/14; Public Hearing opened on 5/21/14 and continued to 6/4/14.)

Public Hearing Exhibit List was distributed to Commission members.

Atty. John Fitzgerald, representing the applicant and owner, presented an overview of the application. He explained the need for a Certificate of Location from the State of CT. He explained the location of the site and presented pictures of the area. He reviewed Section 11.5 of the Zoning Regulations, the General Evaluation Criteria. He said that even if the application is approved, a building permit would not be granted until permission from the State Department of Transportation had been granted; the determination of the need for a public water system or not had been reached; and the proposed signage had been approved because the applicant is not sure of the tenants of the building at this time. He asked that the Commission in considering the approval of this application making these three (3) outstanding issues conditions of the approval.

Mr. Martin McKinney, Service Station Equipment, distributed copies of the TLS-350 Monitoring Systems, Veeder Root, to the Commission members. He explained the installation of the tanks and the alarm system. Discussion followed regarding spillage and how it will be handled.

Mike Tarbell, Tarbell, Heintz & Associates, explained the location and size of the property. He said the property is in the General Commercial zone. He said that the site was investigated by Highland Soils and S. Tassone, Town Engineer and it was determined that there are no wetlands on the property. He said that the applicant is seeking a waiver for sidewalks on Route 149 and Loomis Road. He showed the proposed architectural design and location of the building on the property, parking, and

RECEIVED  
NANCY A. BRAY  
TOWN CLERK

2014 MAY 27 PM 2:51

RECEIVED  
COLCHESTER, CT

access and circulation within the site. He explained the proposed detention basin and its function and the proposed lighting on the site. Discussion followed regarding the circulation within the site, the drainage, and the access to the site.

Scott Hesketh, of F. A. Hesketh & Associates, gave an overview of the traffic study and how it was conducted. Discussion followed regarding the peak hour congestion within the site; the circulation generally within the site, and the proposed accesses to the site.

Speaking in favor – No one spoke

Speaking in opposition -

Allison Blasé, 509 Westchester Road, had concerns about buffering of the gas station and her property and the setback requirements.

Eileen Fazeka, 529 Westchester Road, spoke about an increase in traffic and accidents and also the development of the land on her water supply and quality.

Richard Mazur, 6 Old Country Road, had concerns about the elevation change of the land and its effects on his residence and the location of the dumpster.

Susan Mousteller, 6 Loomis Road, said she had concerns about compliance several sections of the Zoning Regulations, outstanding comments from the Town Engineer; traffic and maintenance of the detention basin and grease interceptor. She also felt that there needs to be further studies on the environmental effects of this proposed development.

Chairman Mathieu told the audience that due to time constraints the Public Hearing will be continued to the next meeting of the Planning and Zoning Commission scheduled for Wednesday, June 4, 2014 at the Town Hall at which time further testimony will be heard.

**Motion** by J. Novak, seconded by M. Noniewicz to continue the Public Hearing on SE#14-021, Application of G. Veneziano applicant/9 Loomis Road, Owner to the next regularly scheduled meeting on June 4, 2014. **Motion carried unanimously**

**6. Preliminary Reviews – None**

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

**A. Wendy's of Colchester – Amendment to Landscaping Plan**

A. Turner asked that this item be postponed.

**Motion** by J. Novak, seconded by M. Noniewicz to postpone action on Wendy's of Colchester, amendment to Landscaping Plan. **Motion carried unanimously.**

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

Judy Amman, 176 Prospect Hill Road, expressed her concern about outdoor summer concerts scheduled on a neighboring property and its effects on her livestock.

Staff and the Commission members explained the limitations of the jurisdiction of the Planning and Zoning Commission on these events. Discussion followed.

**9. Pending Applications:-**

- A. SE#14-022 - Application of Marek & Mariola Wdowiak Applicant/Owner;** Special Exception application per Section 11.15 for an Accessory Apartment at 59 Debi Circle, Map 03-13, Lot 08-03, R-60 Zone. (Application submitted 4/2/14; received by the Commission on 4/16/14; Public Hearing opened 5/07/14 and continued to 6/4/2014)
- B. SE #14-021 – G. Veneziano applicant/9 Loomis Road, owner;** Special Exception application per Section 4F.3.21 for proposed convenience store, gas station and coffee/sandwich shop at 9 Loomis Road, Assessor's Map #3-17, Lot 53; General Commercial Zone. (Application submitted 4/2/14; received by the Commission on 4/16/14; Public Hearing opened on 5/21/14; continued to 6/4/2014)

- C. **RC#13-208-Town of Colchester Planning & Zoning Commission applicant**, Comprehensive re-write 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 1/8/14A.

Motion by M. Noniewicz, seconded by J. Novak to postpone action on all items under Item 9 either because of the Public Hearing is still open or the Commission is not ready to take action. **Motion carried unanimously**

10. Old Business – None

11. Planning Issues & Discussions –

. A. **Presentation of Draft Plan of Conservation and Development by Glen Chalder, Planimetrics.**

Glenn Chalder, Planimetrics, had prepared the Draft of the Plan of Conservation and Development, which had been included in the Commission members packets. He asked for the Commission's initial review of the draft. Discussion followed regarding formatting of the document, inclusion of a section on capital improvements, an architectural design review board and key verbs. G. Chalder will email a list of key verbs to be distributed to the Commission members for their review. A. Turner told the Commission that J. Gigliotti, Wetlands Enforcement Officer, is working on some of the maps for the Plan. Chairman Mathieu asked the Commission members to review the draft and come back with their questions and ideas. He hopes to set aside some time and perhaps the June 18, 2014 meeting for discussion. He suggested that the Commission compile a list of ten (10) issues that can be discussed at a combined Commission meeting with the various land use Boards and Commissions.

12. Zoning Enforcement Officer's Report - None

13. Correspondence –

A. Turner told the Commission that the Town has been granted a STEAP grant in the amount of \$350,000 for the Norton Mill project.

14. Adjournment

Motion by M. Noniewicz, seconded by J. Tinelle to adjourn at 9:46 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk