

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 3, 2014
127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu; John Novak, Vice Chairman; Mark Noniewicz, Stacey Brown and John Rosenthal (Arrived at 7:04 p.m.); Alternate: Jason Tinelle; William Curran, Board of Selectman Liaison

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 7:00 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** –

A. Turner asked that an Item A – “Predevelopment discussion for Colvest Site on Linwood Avenue” be added to the agenda under Item 6 – “Preliminary Reviews”.

So moved, by M. Noniewicz, seconded by S. Brown. **Motion carried unanimously**

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting August 20, 2014

J. Novak said that in the seventh (7th) paragraph on page 2, the word “used” should be changed to “uses”.

Motion by S. Brown, seconded by J. Tinelle to approve the Regular Meeting Minutes of Wednesday, August 20, 2014 as amended. **Motion carried unanimously**

5. **Public Hearings** – None

6. **Preliminary Reviews** –

A. Predevelopment Discussion for Colvest Site on Linwood Avenue

Peter LaPointe of Colvest presented a proposed plan for the renovation and modification to the properties at 71, 79 and 95 Linwood Avenue. He said that the existing building where the Becker’s Jewelers and the A T & T Store will be renovated and the façade will be changed. The proposed renovation will potentially add two more store fronts, one of which will be a coffee shop with a drive thru. He showed the proposed location of a new building on the vacant property adjoining the existing building. He explained the proposed access to this new building. A. Turner said that the three issues that will need to be addressed are the parking, traffic and design of the building. The Commission suggested that Mr. LaPointe meet with Staff to discuss these issues prior to submitting an application so the process will run smoothly.

7. **New Business & Applications Received:** - None

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

9. **Pending Applications:-**

- A. **SDP #14-029** Modified Site Plan to Special Exception # 05-216 Northwoods Active Adult Community, Map 5-6, Lots 15, 21-3 & 20 -1, Lebanon Avenue, Colchester, CT

Dorian R Famiglietti, Kahan, Kerensky & Capossela, LLP, representing Alan Williams, developer of the project, stated that the modification to the site plan was to add six (6) more units and to ask that the sidewalk requirement on the property frontage on Windham Avenue be eliminated. She said that the additional six (6) units will comply with all the Zoning regulations and will not cause an increase in traffic. A. Turner said that Staff has met with the developer and has reviewed the plans and materials submitted and believe that the plans are in substantial compliance with the regulations. Discussion followed regarding the history of the development and the six (6) “possible future units”.

D. Famiglietti said that in regards to the request to eliminate the requirement for the sidewalks on Windham Avenue, at the time of the Site Plan approval there was an understanding that the Town had plans to construct additional sidewalks in this area.

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J. Novak
Stacey A. Brown
William A. Curran

Since the time of approval almost ten (10) years ago, there are few segments of sidewalks on Windham Avenue and none that connect with this property. She reviewed Section 12.3.14 of the Zoning Regulations.

Alan Williams, developer, explained the location of the proposed sidewalks and the topography of the area which includes wetlands and woods. Discussion followed the connectivity of the sidewalks to the development and the area of Windham Avenue.

Motion by J. Novak, seconded by J. Rosenthal to approve Site Plan Application SDP#14-029, Northwoods of Colchester, LLC, applicant for property at 351 Lebanon Avenue, Colchester, Assessors Map#05-06, Lot #020-001, for the additional increase of six (6) units to the existing development and other site improvements as shown on the plan titled "Development Plans Units 137-142 Northwoods of Colchester, prepared by Megson, Heagle & Friend dated 8/13/14 with the following modifications:

1. Final plans are to be amended as follows:
 - A. The title of the plan should be for Phase V where the proposed units are located.

Furthermore, the request that concrete sidewalks be constructed along Windham Avenue is eliminated in as much as conditions set forth in Section 12.3.14 of the Colchester Zoning Regulations are satisfied provided that a ten foot wide easement should be granted to the Town for a possible sidewalk should the need arise in the future. The easement area should be shown on the amended plans. **Motion carried unanimously**

- B. **RESUB#2014-432** Jaime E & Joshua J. Ruitto Applicants/Owners, Application for a 3 – lot re-subdivision of 97.5 acres, Zoned R-60 on Pine Brook Road, Assessor Map #4W-09, Lot 001. (Public Hearing to be scheduled for 10/1/2014)

10. Old Business – None

11. Planning Issues & Discussions –

A. Turner told the Commission that the meeting of September 17, 2014 will be for the review of the draft of the Plan of Conservation and Development. All other Commission and Board members will be invited to this meeting.

He also said that the revised Regulations should be completed by the end of this week. The notice for the Public Hearing will be completed and the Public Hearing will be scheduled for the first or second meeting in October.

12. Zoning Enforcement Officer's Report – None

13. Correspondence – None

14. Adjournment

Motion by S. Brown, seconded by J. Rosenthal to adjourn at 7:55 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk