

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 17, 2014
127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: John Novak, Vice Chairman; Mark Noniewicz, Dave Gesiak Stacey Brown and John Rosenthal;
Alternate: Jason Tinelle; William Curran, Board of Selectman Liaison

MEMBERS ABSENT: Chairman Joseph Mathieu and Christopher Bakaj;

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

1. **CALL TO ORDER** –Vice Chairman Novak called the meeting to order at 7:02 p.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** – Minutes of the Regular Meeting September 3, 2014

Motion by seconded by to approve the Regular Meeting Minutes of Wednesday, September 3, 2014. **Abstentions** D. Gesiak
All others in favor **Motion carried**

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

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

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

9. **Pending Applications:-**

- A. **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. (Application received on 9/3/2014; Public Hearing to be determined)

A. Turner told the Commission that the plans for this re-subdivision still have unresolved issues. The applicant's engineer is in the process of addressing these issues. Revised plans will be submitted and a Public Hearing date will be set after receipt of the revised plans.

- B. **SE#14-023 Application of Christian Life Chapel/Four B Properties, LLC Owner**; Special Exception application per Section 4F.3.13 for a Church/Ministry Center at 392 South Main Street Map 13-00, Lot #005-001, General Commercial Zone. (Public Hearing to be opened on 10/1/2014)

This application was for receipt only. Public Hearing is scheduled to open at the Wednesday, October 1, 2014 meeting.

10. **Old Business** – None

11. **Planning Issues & Discussions** –

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

G. Chalder, Planimetrics, began the discussion on the Draft of the Plan of Conservation and Development document pages 1 – 36. This included the following topics: the "Introduction", "Issues and Outlooks", "Organizing Our Future" and "Honoring Our Heritage". There was public and Commission input on various details of the document. G. Chalder advised the Commission that he will begin incorporating the ideas and comments he has heard. The discussion will continue on the remainder of the document at the Wednesday, October 15, 2014 meeting.



12. Zoning Enforcement Officer's Report – August 2014

R. Benson distributed copies of the August 2014 Zoning Enforcement Officer's Report. He updated the Commission members on the status of the enforcement action at 192 Taylor Road. Discussion followed.

13. Correspondence –

A copy of the Zoning Enforcement's Officer's Notice of Decision regarding ZP#12-349 and ZP#12-350, R. Baldi, applicant for a two (2) year permit renewal of Special Exception for Gravel Excavation SE#06-237 was included in the Commission member's packets. Discussion followed.

14. Adjournment

Motion by M. Noniewicz, seconded by S. Brown to adjourn at 9:14 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk