

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, OCTOBER 1, 2014
127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; John Novak, Vice Chairman; Mark Noniewicz, Stacey Brown (arrived 7:07 p.m.) and John Rosenthal; 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 7:01 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 reported one change in the Agenda. The date for the Public Hearing for RESUB#2014-432, Jaime E. & Joshua J. Ruitto, Applicants/owners is now set for November 5, 2014.

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting September 17, 2014

Motion by J. Novak, seconded by M. Noniewicz to approve the Regular Meeting Minutes of Wednesday, September 17, 2014 as presented. **Motion carried unanimously.**

5. **Public Hearings** –

A. **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)

R. Benson read the Public Hearing legal notice published in the *Rivereast* on September 19, 2014 and September 26, 2014.

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 Hearing. No comments were made. He went on to explain the Public Hearing procedure.

The Exhibit list for this application was distributed to the Commission members.

A. Turner told the Commissioner that the Staff had reviewed the plans and the findings were included in the Staff Report dated September 24, 2014, which they had received in their packets.

Pastor Mike Brubaker, representing the Christian Life Chapel, said that they would like to build out a hybrid all-purpose interior room furnished with cubicle office spaces, a living room/lounge for support group meeting plus two classrooms. On Sundays, the living room/lounge area would be used to facilitate a public worship service by setting up approximately 48 chairs. He said that there are adequate parking spaces available to accommodate the Sunday service. He said that the exterior signage already in place would be used. Discussion followed regarding the parking and signage.

Speaking in Favor - No one spoke

Speaking in Opposition – No one spoke

Motion by M. Noniewicz, seconded by J. Novak to close the Public Hearing on SE#14-023. **Motion carried unanimously**

6. **Preliminary Reviews** – None

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7. New Business & Applications Received: -

A. Draft of Meeting Dates for 2015

Motion by M. Noniewicz, seconded by J. Rosenthal to adopt the 2015 Meeting Date schedule for the Planning and Zoning Commission which was presented in draft form at tonight's meeting. **Motion carried unanimously**

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 scheduled for 11/5/2014)**

Chairman Mathieu said that the Public Hearing for this application has been set for November 5, 2014.

- 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)**

M. Noniewicz stated that he read the Staff Report of September 24, 2014 including the Staff Findings on the Special Exception Evaluation Criteria and is in agreement with the findings.

Motion by M. Noniewicz, seconded by J. Rosenthal to approve SE#14-023-Christian Life Chapel, LLC, Applicant, 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 with the following condition:

1. Any signs for the Christian Life Chapel will require a Zoning Permit for a sign.

Motion carried unanimously

10. Old Business – None

11. Planning Issues & Discussions –

A. Turner distributed copies of the Draft Zoning Regulations and proposed Zoning map revised through September 16, 2014. He reviewed the process used for the updates. He said that he is working on a memo that will explain the changes made to draft of the Zoning regulations and will review this memo at the next meeting. He said that the Public Hearing for the Regulation changes and Zoning map changes has been set for November 5, 2014.

Chairman Mathieu said that the prior record for the Regulation and Zoning applications should be incorporated into the new application records. He also asked Staff to provide a copy of the memo from Beth Critton, Town Attorney and A. Turner that summarized various provisions that were clarified or revised base on the Mackenzie v. Planning and Zoning Commission, 146 Conn. App. 406 (2013) case.

A. Turner reminded the Commission members that Glen Chalder of Planimetrics will be at the Wednesday, October 15, 2014 meeting to continue the discussion on the updated Plan of Conservation and Development.

A. Turner told the Commission that an appeal to the 9 Loomis Road application had been received. He said that the applicant and the neighbor who filed the appeal are working to settle this outside of Court.

12. Zoning Enforcement Officer's Report – None

13. Correspondence – None

14. Adjournment

Motion by M. Noniewicz, seconded by J. Novak to adjourn at 7:22 p.m. **Motion carried unanimously.**