

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, OCTOBER 15, 2014
127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu; John Novak, Vice Chairman; Dave Gesiak and John Rosenthal; Alternate: Jason Tinelle; William Curran, Board of Selectman Liaison

MEMBERS ABSENT: Mark Noniewicz, Stacey Brown 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 7:02 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 October 1, 2014

Motion by J. Novak, seconded by J. Rosenthal to approve the Regular Meeting Minutes of Wednesday, October 15, 2014 as written. **Motion carried unanimously.**

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

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

- A. **RC#13-209- Town of Colchester P&Z Applicant:** An Application to amend, revise and reorganize the text of the Zoning Regulations of the Town of Colchester. In particular to amend the Zoning Regulations to provide for:
1. Updated definitions applicable to all zoning districts and uses;
 2. Revised zoning classifications with standards applicable to provide for rural residential development and increasing residential density within the Town Center;
 3. Provisions for Mixed Use;
 4. Creation of a Rural Zone with its own standards and requirements;
 5. Expansion of the definition of agriculture to include more uses and to provide standards and requirements applicable to those uses;
 6. Revised standards for parking, landscaping and site development;
 7. Creation of a new Village Zone within the Town Center and a Village zone for Westchester;
 8. Creation of a new Arterial Commercial zone and overlay. (Application received on 10/15/2014; Public Hearing set for 11/5/2014).
- B. **ZC#13-201-Town of Colchester P&Z Commission, Applicant:** Application to amend and revise the Zoning Map of the Town of Colchester from the current eleven zone districts with overlays to five zoning districts with overlays, which will have the effect of changing the zoning designation of parcels of land located in those districts. The change generally combines the current R-15, R-30 and R-40 Zones into the Suburban Zone; combines the current R-60 and R-80 Zones into the Rural Zone, creates a Village Zone within the Town Center encompassing the current R-30-A, parts of the R-30 and the Commercial Zone and creates a new Arterial Commercial and Westchester Village Zones and renames the Business Park Zone to the Future Development Zone. (Application received on 10/15/2014; Public Hearing set for 11/5/2014).

Chairman Mathieu said that these applications were for receipt only and the Public Hearings are scheduled for November 5, 2014.

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

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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.

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 37 - 80. This included the following topics: the "Supporting Our Villages", "Growing Our Economy", "Meeting Our Future Needs" and "Realizing Our Goals". 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. He said that he will work with Adam Turner and J. Gigliotti on the maps and the text and would like to present the final draft of the Plan of Conservation and Development at a meeting in January. He said that the deadline for the adoption of the POCD is July 1, 2015. The Commission agreed to his schedule.

12. Zoning Enforcement Officer's Report – September 2014

Chairman Mathieu asked R. Benson to delay discussing his September 2014 Zoning Enforcement Officer's Report to the November 5, 2014 meeting due to the time constraint.

13. Correspondence – None

14. Adjournment

Motion by J. Novak, seconded by D. Gesiak to adjourn at 9:13 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk