

**COLCHESTER PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING MINUTES**  
**Wednesday, January 21, 2015**  
**127 NORWICH AVENUE, COLCHESTER, CT**  
**7:00 P.M.**

**MEMBERS PRESENT:** Chairman Joseph Mathieu; John Novak, Vice Chairman; Dave Gesiak Stacey Brown John Rosenthal and Jason Tinelle;

**MEMBERS ABSENT:** Mark Noniewicz

**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 7:03 p.m.
2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. A. Turner informed the Commission members that Jason Tinelle has been appointed as a full member.

3. **Minutes of Previous Meetings** – Minutes of the Special Meeting December 16, 2014

**Motion** by J. Rosenthal, seconded by J. Novak to approve the Special Meeting Minutes of Tuesday, December 16, 2014 as written. **Motion carried unanimously.**

4. **Public Hearings** – None
5. **Preliminary Reviews** – None
6. **New Business & Applications Received:** -

**A. Election of Officers for 2015**

**Motion** by J. Novak, seconded by J. Rosenthal to open the Nomination of officers for 2015. **Motion carried unanimously.**

**Motion** by J. Novak, seconded by J. Rosenthal to nominate J. Mathieu as Chairman of the Planning and Zoning Commission for 2015. **Motion carried unanimously**

**Motion** by J. Novak, seconded by J. Rosenthal to close the nominations for Chairman. **Motion carried unanimously.**

**Motion** by S. Brown, seconded by D. Gesiak to nominate J. Novak as Vice Chairman. **Motion carried unanimously**

**Motion** by S. Brown, seconded by J. Rosenthal to close the nominations for Vice Chairman. **Motion carried unanimously.**

**Motion** by J. Novak, seconded by J. Rosenthal to nominate M. Noniewicz as Secretary. **Motion carried unanimously.**

**Motion** by J. Novak, seconded by J. Rosenthal to close the nominations for Secretary. **Motion carried unanimously.**

**Motion** by J. Novak, seconded by J. Rosenthal to close nominations for the Commission Officers for 2015.  
**Motion carried unanimously.**

**Motion** by J. Novak, seconded by J. Rosenthal to approve the nomination of J. Mathieu as Chairman.  
**Motion carried unanimously**

**Motion** by S. Brown, seconded by J. Rosenthal to approve the nomination of J. Novak as Vice Chairman  
**Motion carried unanimously**

**Motion** by J. Novak, seconded by J. Rosenthal to approve the nomination of M. Noniewicz as Secretary  
**Motion carried unanimously.**

- B. **SDP#15-030-Colchester Construction LLC, applicant/owner,** for property at 752 Middletown Road., Assessors Map # 63, Lot # 19-62, General Commercial. (For receipt on 1/21/2015)
- C. **SUB#15-432 Gavire Estates; Goldberg Estates, LLC owner-11-lot** subdivision of 39.37 acres off Bull Hill Road, Assessors Map#5-19, Lot#008, R-60 Zone. (For receipt on 1/21/2015; Public Hearing TBD)

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- D. **SE#15-024 Leonard Przekopski, Jr. Applicant/Owner**; Application for Special Exception to conduct an Excavation on property located property at 36 Pine Road, Tax Assessor's Map# 5-14, Lot #9, located in an R-60 Rural Residential Zone; property located east of Pine Brook Road, west of Cato Corner Road and south of Pine Road, Tax Assessor's Map #5-14, Lot #7, located in an R-60 Rural Residential Zone; and property located north of Pine Road and west of Cato Corner Road, Tax Assessor's Map #5-14, Lot# 11, located in an R-40 Suburban Residential Zone and within the Aquifer Protection Overlay Zone [For receipt on 1/21/15; Public Hearing TBD ]
- E. **SE#15-025 Rodney Goldberg, Goldilocks Self Storage LLC, Applicant/Owner**; Application for Special Exception to construct a new self storage unit on property located at 359 Lebanon Avenue, Tax Assessor's Map # 05-06, Lot #21-002, located in General Commercial Zone. (For receipt on 1/21/2015; Public Hearing TBD)
- F. **SD#15-031-Rodney Goldberg, Goldi-Locks Self Storage LLC, Applicant /Owner**: Application for Site Plan to construct a new 80' x340' self storage building with associated drives and parking. 359 Lebanon Ave., Tax Map # 5-6, Lot # 021-002, General Commercial Zone. (For receipt on 1/21/2015)

Chairman Mathieu acknowledged receipt of Items B – F.

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

8. **Pending Applications**:- None

10. **Old Business** – None

11. **Planning Issues & Discussions** –

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

G. Chalder, Planimetrics, reviewed the process used to date. He said that the updated Plan of Conservation and Development will need to be adopted by July 1, 2015 in order for the Town to be eligible for discretionary grant money. He presented an overview of the current Draft Plan of Conservation and Development using a Power Point presentation. Discussion followed with the following items being presented by both the Commission members and the audience.

- State Plan of Conservation and Development.
- Formation of an Ad Hoc Committee to implement the Plan of Conservation and Development
- Capital Improvement Program
- Westchester Village District
- Economic Development
- Downtown Development including parking issues
- Use of Open Space
- Maintenance of Town owned sites and landscaping along roadways

G. Chalder said that he will review the comments made this evening and will be back for further discussion on Wednesday, February 18, 2015. A. Turner told those present that the draft of the Plan of Conservation and Development is available at the Colchester website and if anyone had any questions or comments to contact him directly.

B. **Distribution of the new Zoning Code**

Copies of the new Zoning Code were distributed to the Commission members. A. Turner reminded the Commission members to keep the old Zoning Regulations as the applications received at this meeting would fall under the old regulations. He also said that there are a few areas in the new Zoning Code that will need to be reviewed and corrected in the near future.

C. **Appendices**

A. Turner told the Commission members that the Site Plan requirements are an appendix to the Zoning Code as these are technical standards which can be amended if necessary to meet new standards.

D. **New forms**

R. Benson said that Staff is reviewing the current Planning and Zoning application forms to update them to include the new Section numbers and to make them more user friendly.

**12. Zoning Enforcement Officer's Report –**

R. Benson told the Commission that he will have his December Enforcement Report for the next meeting.

A. Turner told the Commission that there is a violation to the Site Development Plan at the Wendy's on South Main. Staff is working on this violation. He will keep the Commission updated on this situation.

**13. Correspondence – None**

**14. Adjournment**

**Motion** by J. Novak, seconded by S. Brown to adjourn at 8:59 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk