

COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, February 18, 2015  
127 NORWICH AVENUE, COLCHESTER, CT  
7:00 P.M.

**MEMBERS PRESENT:** Chairman Joseph Mathieu; Mark Noniewicz, Dave Gesiak, Stacey Brown, (arrived at 7:05 p.m.) John Rosenthal and Jason Tinelle.

**MEMBERS ABSENT:** John Novak, Vice Chairman and William Curran, Board of Selectman Liaison

**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.

3. **Minutes of Previous Meetings** – Minutes of the Regular Meeting of January 21, 2015

**Motion** by J. Rosenthal, seconded by D. Gesiak to approve the Regular Meeting Minutes of January 21, 2015 as written  
**Abstentions:** M. Noniewicz All others in favor **Motion carried.**

4. **Public Hearings** – None

5. **Preliminary Reviews** – None

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

- A. **SP#15-001 Anelli Real Estate, applicant/owner**, Application for Special Permit to conduct a Construction Service Company including equipment storage for property located at 448 New London Road, Assessor's Map 01-10, Lot 007, located in Arterial Commercial Use (AC) overlay zone (For Receipt only)

This application was for receipt only.

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

8. **Pending Applications:-**

- A. **SDP#15-030-Colchester Construction LLC, applicant/owner**, for property at 752 Middletown Road., Assessor's Map # 63, Lot # 19-62, General Commercial. (Received on 1/21/2015; Review scheduled for 3/4/15)
- B. **SUB#15-432 Gavire Estates; Goldberg Estates, LLC owner;-11-lot subdivision of 39.37 acres off Bull Hill Road, Assessor's Map#5-19, Lot#008, R-60 Zone.** (Received on 1/21/2015; Public Hearing scheduled for 3/18/15)
- C. **SE#15-024 Leonard Przekopski, Jr. Applicant/Owner;** Application for Special Exception to conduct an Excavation on property located 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 [Received on 1/21/15; Public Hearing scheduled for 3/4/15]
- D. **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. (Received on 1/21/2015; Public Hearing scheduled for 4/1/2015)
- E. **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. (Received on 1/21/2015; Public Hearing scheduled for 4/1/2015)

No actions taken at this time as these applications are scheduled for review or Public Hearings at future meetings.

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CLERK

10. Old Business – None

11. Planning Issues & Discussions –

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

G. Chalder, Planimetrics, said he has made some changes to the Draft Plan of Conservation and Development based on the comments presented at the January 21, 2015 meeting. He said that the future land map still needs to be created and he will work with A. Turner on this. Discussion followed on regarding the proposed changes and the setting of the Public Hearing.

Diana Giles, representing the Bacon Academy Board of Trustees, expressed their concern regarding the future of the Town Green. Discussion followed.

G. Chalder said that Mr. Turner will work to get a revised copy of the Plan of Conservation and Development to members prior to the March 4<sup>th</sup> meeting.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to set the Public Hearing to endorse the Plan of Conservation and Development for the Town of Colchester for May 20, 2015 with revisions to February 18, 2015 as discussed. **Motion carried unanimously.**

B **Zoning Regulations implementation**

A. Turner distributed Appendices A-D to the Commission members. He said that there are a few corrections to be made to the new Zoning Regulations. He will present these to the Commission at the next meeting.

12. Zoning Enforcement Officer's Report –

R. Benson presented his updated Zoning Enforcement Officer's report. Discussion followed on several of the outstanding violations, including Wendy's which removed much of the required landscaping.

13. Correspondence – None

14. Adjournment

**Motion** by S. Brown, seconded by J. Tinelle to adjourn at 8:06 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk