

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

MEMBERS PRESENT: Chairman Joe Mathieu; John Novak, Vice Chairman; John Rosenthal, Mark Noniewicz and Jason Tinelle; John Reeve, Board of Selectmen Liaison

MEMBERS ABSENT: Dave Gesiak

STAFF PRESENT: 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. '

3. **Additions to Agenda – None**
4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting of October 7, 2015

Motion by J. Rosenthal, seconded by J. Novak to approve the Regular Meeting Minutes of October 7, 2015 as written.
Abstentions: M. Noniewicz All others in favor **Motion carried.**

5. **Public Hearings** –

R. Benson read the Public Hearing legal notice published in the Rivereast on October 9 and October 16 2015.

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

- A. **SUB #15-433** - "Park Place" Park Place Holdings, LLC. Old Hebron Road, Assessor's Map 06-08 Lot 001-001- Application for a proposed 17 lot Subdivision to create residential duplex lots, with proposed new road; Property is located in the Suburban Zone. (Received 10/7/15; Public Hearing opened 10/21/15 and continued to 11/4/2015)

R. Benson told the Commission that this is application is for a proposed 17 lot Subdivision at 309 Old Hebron Road. A duplex unit will be built on 16 of the lots and a single family home will be built on the 17th lot. A new cul-de-sac street will be built with an access on Old Hebron Road. The Colchester Conservation Commission approved this application at their October 14, 2015 meeting. The applicant is working with the Sewer and Water Commission to address outstanding comments. A Staff memo was received from J. Paggioli, Public Works Director on October 20, 2015. Revised plans will be submitted to address these concerns. The Town Engineer has agreed to a road width reduction to 24'. Staff supports fee in lieu.

Speaking in Favor:

Ellen Bartlett, CLA Engineers, representing the applicant, said that the property is 27 acres between Old Hebron Road and Old Hartford Road, in the newly created Suburban Zone. She explained different possible build outs of the property and the amount of units that could be built. She said that there will be a total of 33 units. She explained that the applicant has agreed to build a single family home on Lot 2 instead of a duplex to address a wetlands concern. The sewer line will come in from the movie theatre and the sewer and water lines will go down the road, named Nature's Avenue. There will be storm water treatments on both ends. There will be zero increase in flow from the property. She said that the final comments from S. Tassone, Town Engineer addressed two typos. She explained the decision to use Old Hebron Road for the access to the property. She said that the property owners will be responsible for the maintenance of the pump station. The duplexes will be rental units and 4 of the units will be affordable units.

Sean Kelly, Vanasse & Associates, presented a traffic report. He explained how the traffic study was conducted. He showed charts indicating the traffic impact to the area and the trip generation summary. The Traffic Report also

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includes his recommendations on the stop signs, stop bars, signing and lighting. Discussion followed regarding the traffic impact at the busiest times.

Discussion followed regarding the landscaping plan and the keeping the rural character.

Beverly Seeley, 75 Loomis Road, asked if screening along Old Hebron Road could be included. E. Bartlett said that this could be accomplished.

Speaking in Opposition – No one Spoke

Motion by J. Novak, seconded by J. Rosenthal to continue the Public Hearing on SUB#15-433 to the next regularly scheduled meeting. **Motion carried unanimously**

6. New Business & Applications Received:

- A. **Modification to Site Plan # SD#15-035**, - Keystone Shoppes, LLC, C/o Michael C. O'Brien, 179 Linwood Avenue, Assessor's Map 11 Lot 28. Application for Site Plan Modification to allow construction of a second freestanding sign at Keystone Shoppes, Shopping Center (For receipt only. Review scheduled for 11/4/15)

This application was for receipt only.

7. Five Minute Session for the Public – No one spoke

8. Pending Applications:-

- A. **Modification to SE#15-024, Leonard Przekopski, Jr. Applicant/Owner:** Application for modification to Special Exception to conduct an Excavation on property located at 36 Pine Road, Tax Assessor's Map# 5-14, Lot #9, property located east of Pine Brook Road, west of Cato Corner Road and south of Pine Road, located in an R-60 (Rural Zone) and within the Aquifer Protection Overlay Zone. Applicant has requested amendment to conditions of approval on SE#15-024. (Received on 9/2/15; Public Hearing opened and closed on 10/7/215)

Chairman Mathieu said that the Public Hearing was opened and closed on October 7, 2015.

R. Benson reviewed his Staff Memo for October 14, 2015. He explained that there were two (2) points where the applicant showed excavation that would come within 100 feet of the property line. The first point was next to the property at 243 Westchester Road and the second point was that property that abuts the land at 10 Pine Road. Discussion followed with the Commission concurring that the 100' buffer is regarding the excavation work and not the proposed access road.

R. Benson said that he listened to the audio of the meetings and it was determined that a trip is a truck in and out. He also said that there is no limitation for 1-2 yard trucks or commonly known as landscape dumps or pick-up trucks. The Commission agreed that there was no need to modify this condition.

R. Benson said that the limit on the hours of operation is for the Pine Road trips only. Discussion followed on these three items.

Motion by J. Novak, seconded by J. Rosenthal to deny Modification to SE#15-024, Leonard Przekopski, Jr. Applicant/owner, for the application to amend any of the conditions of approval. **Motion carried unanimously**

- B. **SUB #15-433 - "Park Place"** Park Place Holdings, LLC. Old Hebron Road, Assessor's Map 06-08 Lot 001-001- Application for a proposed 17 lot Subdivision to create residential duplex lots, with proposed new road; Property is located in the Suburban Zone. (Receipt only; Public Hearing opened on 10/21/2015; Continued to 11/4/2015;)

Motion by M. Noniewicz, seconded by J. Novak to postpone action on SUB#15-433 due to the fact that the Public

Hearing is still open. **Motion carried unanimously**
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9. Preliminary Reviews: - None

10. Old Business – None

11. Planning Issues & Discussions

12. Zoning Enforcement Officer's Report – September 2015

R. Benson reviewed the Zoning Enforcement Officer's Report for September 2015. He said that he will be pursuing legal action on Enforcement Number 13-003 and 14 -224. Discussion followed regarding various enforcements.

R. Benson asked the Commission members to reach out to the community to help fill the vacancies on this Commission.

13. Correspondence –

J. Mathieu told the Commission that Chairman Robinson said that a "Land Use Academy Basic Training", will be held in Lebanon on Tuesday, November 10 and November 17, 2015.

Chairman Mathieu mentioned that he has received a letter from the Southeastern Housing Alliance for a tour of local City Flats in New London, Spruce Manor in Stonington, and Fairmont Street in Norwich, CT on October 28, 2015.

14. Adjournment

Motion by J. Rosenthal, seconded by J. Novak to adjourn at 8:36 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk