

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, January 20, 2016
127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; John Novak, Vice Chairman; Mark Noniewicz, Dave Gesiak and Jason Tinelle; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: John Rosenthal

STAFF PRESENT: 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. **Additions to Agenda**

R. Benson said he had received a request from CLA Engineers, Inc. requesting a 90 day extension for the filing of the mylars for the Park Place Subdivision. He asked that this item be added to the Agenda.

Motion by J. Novak, seconded by M. Noniewicz to add to the agenda "request for a 90 day extension to file the mylars for the Park Place Subdivision" as Item 6A. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting January 6, 2016

Motion by J. Novak, seconded by to approve the Regular Meeting Minutes of January 6, 2016 as written. Abstentions: M. Noniewicz and D. Gesiak All others in favor. **Motion carried.**

5. **Public Hearings** –

- A. **Special Permit #16-001 Matt Walsh, Applicant/The Colvest Group, Owner,** Application for Special Permit to construct building mounted and directional signs as per Section 11.6 of the Land Development Regulations. Property located at 95 Linwood Avenue, Assessor's Map 11-00, Lot 023-000, located in the Town Center Zone (**Public Hearing opened on 1/20/16, continued to 2/3/16;**)

R. Benson read the Public Hearing legal notice published in the Rivereast on January 8 and January 15, 2016.

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.

R. Benson told the Commission that this application is for additional building mounted signs and directional signs for the drive through window for Starbucks coffee shop. He told the Commission that additional signage is now allowed under Section 11.6 of the new Regulations by Special Permit. He said that the additional signage would be allowed by a 6 member affirmative vote. The Commission reviewed Section 11.6 of the Colchester Land Development Regulations and the plans submitted by the applicant.

Speaking in Favor

Matt Walsh, Vice President of Tim's Signs, said that his company was contacted by Hilton Displays to install the signs at 95 Linwood Avenue. He explained the proposed signage and the reasons for the additional signage.

Discussion followed regarding possible reconfiguration of the proposed signs. The Commission asked that the applicant submit additional materials including the west elevation showing the pylon sign and photos of the Wethersfield Starbucks building and signage.

Motion by M. Noniewicz, seconded by J. Tinelle to continue the Public Hearing on Special Permit #16-001 to the next regularly scheduled meeting to allow further design work and for the applicant to work with staff. **Motion carried unanimously**

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J. Novak
D. Gesiak
M. Noniewicz
R. Benson
G. Therian
S. Soby

6. New Business & Applications Received:

A. Request from for 90 day extension to file mylars

R. Benson told the Commission that he received a letter from Ellen Bartlett, PE, CPSWQ, requesting a 90 day extension to file the mylars for the Park Place Subdivision. The current deadline for the filing of the mylars is February 13, 2016.

Motion by M. Noniewicz, seconded by J. Novak to allow a 90 day extension to file mylars on SUB#15-433. The new filing deadline will be 90 days from February 13, 2016. **Motion carried unanimously**

7. Five Minute Session for the Public -

C. Bourque, Chairman of the Agriculture Commission, said that the Agriculture Commission will begin working on crafting a regulation for the keeping of small animals on smaller than 2.3 acre pieces of land in response to a recent violation. He said it would include the keeping of small animals such as hens and rabbits, but would not allow noisy type birds because of the limitation on space. He will bring back the draft regulation to the February 3, 2016 for the Commission's review and consideration.

8. Pending Applications:-

- A. Special Permit #16-001 Matt Walsh, Applicant/The Colvest Group, Owner, Application for Special Permit to construct building mounted and directional signs as per Section 11.6 of the Land Development Regulations. Property located at 95 Linwood Avenue, Assessor's Map 11-00, Lot 023-000, located in the Town Center Zone (Public Hearing opened on 1/20/16, continued to 2/3/16;)

Motion by M. Noniewicz, seconded by J. Novak to postpone action on Special Permit #16-001 as the Public Hearing is still open. **Motion carried unanimously**

9. Preliminary Reviews – None

10. Old Business – None

11. Planning Issues & Discussions – None

12. Zoning Enforcement Officer's Report –

D. Gesiak asked for an update on the zoning violation for the 3-family house which does not have a certificate of occupancy. R. Benson explained his enforcement actions to this time. S. Soby suggested that R. Benson speak to A. Shilosky, First Selectman, regarding seeking legal help on this matter.

M. Noniewicz asked for an update on Chatham Health District. S. Soby said that the matter has been resolved and Chatham Health District continues working for Colchester. He also updated the Commission said that the Town has decided to contract with Quinebaug Valley for dispatch services which will be a substantial savings to the Town.

13. Correspondence – None

14. Adjournment

Motion by M. Noniewicz, seconded by J. Novak to adjourn at 8:12 p.m. **Motion carried unanimously.**