

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, February 17, 2016
127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.**

MEMBERS PRESENT: Mark Noniewicz, John Rosenthal, Dave Gesiak and Jason Tinelle; Alternates: Karen Godbout and Beverly Seeley (arrived 7:03 p.m.); Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Chairman Joseph Mathieu; John Novak, Vice Chairman

STAFF PRESENT: Randy Benson, Planning Director; and Gail Therian, Clerk

1. **CALL TO ORDER** –Acting Chairman Noniewicz called the meeting to order at 7:02 p.m.
2. **Roll Call**

Acting Chairman Noniewicz asked the clerk to note those in attendance. He congratulated R. Benson on his new position as Planning Director. He also welcomed Karen Godbout as a new Alternate member to the Commission. K. Godbout was seated as a voting member.

3. **Additions to Agenda - None**
4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting February 3, 2016

Motion by J. Tinelle, seconded by J. Rosenthal to approve the Regular Meeting Minutes of February 3, 2016 as written.
Motion carried unanimously.

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 and 2/17/16, closed 2/17/16)

R. Benson told the Commission that Staff had not received a revised plan until late this afternoon and he had not reviewed the plans. He distributed copies of the revised plans to the Commission members. He said that the Commission would not be able to vote on this application this evening because there were not six (6) Commission members present. He said that the applicant could request an extension to keep the Public Hearing opened to the next meeting, or the Public Hearing could be closed and deliberations take place at the next regularly scheduled meeting.

Speaking in Favor

Matt Walsh, Vice President of Tim's Signs, said that the revised plans include the following changes. The first change is that the logo has been taken off from the directional signs. On the south side of the building where the drive thru is located, the change has been revised to eliminated the words "drive thru". The signage on the front of the building will remain the same. He said that on the rear of the building facing Stop and Shop, he is proposing a 3 x 3 circle with the Starbuck's logo. He went on to express his opinion that signage on the back of the building would be beneficial to all three (3) of the stores that will be located in this building. He asked if a vote could be taken at this meeting on the revised plans. He said that the changes reflect what the Commission wanted.

Acting Chairman Noniewicz said that they could not take a vote as there were only five (5) members present. Mr. Walsh asked that the Public Hearing be closed.

Speaking in Opposition – No one spoke

Motion by J. Tinelle, seconded by J. Rosenthal to close the Public Hearing on Special Permit #16-001 Matt Walsh, Applicant/The Colvest Group,owner. **Motion carried unanimously**

6. **New Business & Applications Received: -None**

R. Benson told the Commission that a new Site Plan will be submitted for the 9 Loomis Road project.

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

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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 and 2/17/16 closed on 2/17/16 ;)**

Motion by J. Tinelle, seconded by J. Rosenthal to postpone action on Special Permit #16-001, to allow six (6) members present to vote, to the next regularly scheduled meeting on March 2, 2016. **Motion carried unanimously**

9. Preliminary Reviews – None

10. Old Business – None

11. Planning Issues & Discussions –

R. Benson asked the Commission if the new regulations addressed wineries specifically. Discussion followed. Staff will continue researching this item.

12. Zoning Enforcement Officer's Report – None

13. Correspondence – None

14. Adjournment

Motion by D. Gesiak, seconded by J. Tinelle to adjourn at 7:22 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk