

**COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, June 1, 2016  
Senior Center, 95 NORWICH AVENUE, COLCHESTER, CT  
7:00 P.M.**

**MEMBERS PRESENT:** Chairman Joseph Mathieu; John Novak, Vice Chairman; Mark Noniewicz, John Rosenthal and Jason Tinelle; Alternate: Karen Godbout; Stan Soby, Board of Selectman Liaison

**MEMBERS ABSENT:** Dave Gesiak; Alternate: Beverly Seeley

**STAFF PRESENT:** Randy Benson, Planning Director/Zoning Enforcement Officer; 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. K. Godbout was seated as a voting member.

3. **Additions to Agenda** – None

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

**Motion** by J. Novak, seconded by K. Godbout to approve the Regular Meeting Minutes of May 4, 2016 as written.

**Abstentions:** J. Rosenthal and M. Noniewicz All others in favor **Motion carried.**

5. **Public Hearings** – None

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

- A. **SD#16-037- Modification to Site Plan #15-03 for additional parking; Rodney Goldberg, Goldi-Locks Self Storage LLC, Applicant /Owner:** Application for Site Plan modification to construct a new 80' x340' self-storage building with associated drives and parking. 359 Lebanon Ave., Assessor's Map # 5-6, Lot # 021-002, Suburban Zone

R. Benson said that this application is for a modification to Site Plan #15-03 which was approved in July 2015. The applicant is proposing to add five (5) parking spaces at the west side of the newly approved building. This is to allow people a place to park when they are picking up or dropping off items into their storage units. He said that there would be no impact to the neighboring property. He said that the modification would allow multiple vehicles to park and load and unload at the same time. Staff comments have been addressed and he feels that the site plan complies with the Land Use Regulations of the Town of Colchester. Discussion followed regarding the location of the new parking spaces and the location of the entrances into the storage units.

Charles Dutch, representing the applicant, said there is no access to the back of the building because of the topography and there is curbing all around the building.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to approve Site Plan Modification SD#16-037, Goldi Locks Self Storage, applicant for property at 359 Lebanon Avenue, Assessor Map #05-06, Lot 021-002, Suburban Zone as per plan by Dutch and Associates, dated May 12, 2016 with the following conditions and plan corrections:

1. A note will be added to the plan to state all line striping, traffic control devices and signs shall be done in accordance with the Manual of Traffic Control Devices.
2. The applicant shall comply with any requirements for drainage as may be required by the Town Engineer.

**Motion carried unanimously**

- B. **SD#16-038 Colchester Fish and Game Club, Applicant/Owner :** Application for Site Plan Approval for skeet and trap shooting field of 1500 square feet, for property on Westchester Road (Route 149) and Route 2, Assessor's Map 06-12, Lot #015, 017 & 018, Rural Zone.

R. Benson told the Commission that last year the Colchester Fish and Game Club was requested by the CT Department of Energy and Environment to discontinue the use of the property on Old Amston Road for skeet and trap shooting. They would like to relocate the range to two abutting lots they own on Route 149 and Route 2. There is a third abutting lot where the driveway for access to the two properties is located. The total size of all three (3) properties combined is approximately 234 acres. The existing driveway is a woodlot road which will need to be improved to the standards

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required by the Colchester Land Development Regulations. Only one (1) building is being proposed that will be unfinished and three (3) structures for storage. There will be no utilities on the properties except for a generator. Discussion followed regarding the potential noise and the effect on the surrounding properties and the potential of the sale of one of the lots in the future.

Ellen Bartlett, CLA Engineers, Inc. representing the applicant, said that "Airborne Noise Assessment" was just received from Acoustical Technologies, Inc. A copy had been distributed to the Commission of this report. She said that a representative could not make this meeting but would be willing to come before the Commission at their next meeting on June 15, 2016. She explained the access into the property and the location of the of the skeet/trap range on the property. She said that one proposed structure will be used as the warm up house and the other structures will be used to house equipment. There are 22 proposed gravel parking spaces.

Bruce Tolhurst, member of the Colchester Fish and Game Club, explained the procedure followed to conduct the Airborne Noise Assessment.

Discussion followed regarding the best practices management regarding lead, the hours of operation, the access into the area and the need for an A-2 survey. They also discussed the buffering of the area and the handling as a condition of the potential sale of one lot in the future. They asked that the representative who conducted the noise assessment attend the June 15, 2016 meeting.

**Motion** by M. Noniewicz, seconded by J. Novak to postpone action on SD#16-038 Colchester Fish and Game Club, Applicant/Owner to the next regularly scheduled meeting to allow Staff to continue the review. **Motion carried unanimously.**

- C. **SD#16-039 - Modification to SUB#15-433 "Park Place" Subdivision**, Park Place Holdings, LLC. Old Hebron Road, Assessor's Map 06-08 Lot 001-001. Property is located in the Suburban Zone. Site Plan modification to revise lot #2 to allow a duplex.

R. Benson told the Commission that this Modification application to SUB#15-433 is to remove Condition #4 which states "the applicant will comply with the condition of the Conservation Commission approval at their meeting on December 22, 2015 that Lot 2 will only have a single family house". He said that this Commission approved the subdivision with a single family house on Lot 2 based on the Conservation Commission's approval. The Conservation Commission removed this condition at their February 10, 2016 meeting based on the submitted application material presented.

Ellen Bartlett, CLA Engineers, Inc. representing the applicant, said that the proposed duplexes will now be two-story instead of one story and will have less impervious surface and less of an environmental impact.

**Motion** by J. Novak, seconded by J. Rosenthal to remove Condition #4 for Planning and Zoning Commission approval SUB#15-433 as shown on the revised Subdivision Plan titled "Colchester Townhouses" by CLA Engineers, Inc. for the following reason:

1. The Conservation Commission has removed the condition for only a single family house on Lot #2 under application #W2016-2999.

R. Benson told the Commission that the William J. Johnston Middle School addition and renovations and associated site work had been received on Tuesday, May 31, 2016. Staff has not had a chance to review the plans, but the Public Hearing is set for the next regularly scheduled meeting on June 15, 2016.

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

8. **Pending Applications: - None**

9. **Preliminary Reviews –**

- A. **Zone change to property on Windham Avenue**, Tax Map #06-04, Lot #07-00 Ronald and Gary Moroch, owners.

Ronald Moroch told the Commission that this piece of land has been in his family for over 70 years. The property is 140 acres owned by his brother and him. They were asking the Commission if they would be favorable to a zone change from the Rural Zone to the Suburban zone, as the property abuts the Suburban zone. Discussion followed and the Commission suggested that they work with R. Benson to see the potential buildout as a Conservations subdivision.

10. Old Business – None

11. Planning Issues & Discussions –

A. Discussion on possible amendments to sign regulations

R. Benson reminded the Commission that at the May 4, 2016 meeting they had denied the Amendment to Section 11.13 Building Mounted Sign Standards to allow for further discussion. He said that the proposed Regulation would have provided for additional signs on buildings that are in a location or configuration to provide better visibility for promoting the businesses. At that time the Commission had discussed the size of the additional signs, the location of the business and the signage for businesses located in the center of a building.

Discussion followed regarding the additional signage for businesses that have frontage on two (2) different streets. The Commission also discussed the amount of additional signage that would be allowed in certain circumstances such as the elevation of the building. Commission members will research sign regulations for like-size towns and report back to the Commission on their findings.

12. Zoning Enforcement Officer's Report – May 2016

R. Benson distributed copies of his May 2016 Zoning Enforcement Report. He reviewed the report with the Commission members and asked for permission to seek legal action in regards to the outstanding violation at 9 Stanavage Road.

**Motion** by J. Rosenthal, seconded by M. Noniewicz to permit the Zoning Enforcement Officer to take legal action in regards to the 9 Stanavage Road enforcement action. **Motion carried unanimously.**

13. Correspondence – None

14. Adjournment

**Motion** by M. Noniewicz, seconded by J. Rosenthal to adjourn at 8:45 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk