

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, June 15, 2016
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: John Novak, Vice Chairman; Mark Noniewicz, Dave Gesiak, Jason Tinelle and John Rosenthal (arrived at 7:04 p.m.); Alternates: Karen Godbout and Beverly Seeley; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Chairman Joseph Mathieu

STAFF PRESENT: Randy Benson, Planning Director/Zoning Enforcement Officer; and Gail Therian, Clerk

1. **CALL TO ORDER** –Vice Chairman Novak called the meeting to order at 7:02 p.m.

2. **Roll Call**

Vice Chairman Novak asked the clerk to note those in attendance. B. Seeley was seated as a voting member.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting June 1, 2016

M. Noniewicz said that on Page 2, Item C - "SD#16-039" after the motion the words "**Motion carried unanimously**" should be added.

Motion by M. Noniewicz, seconded by J. Tinelle to approve the Regular Meeting Minutes of June 1, 2016 as amended. Motion carried unanimously.

5. **Public Hearings** –

- A. **Special Permit #16-004 – J. Mathieu, Superintendent of Schools, applicant; Town of Colchester, owner;** Application for Special Permit Per Section 4.3 for proposed addition and renovations with associated site work to William J. Johnston Middle School, 360 Norwich Avenue, Assessor's Map #28-00, Lot 021-000, property located in Aquifer Protection Zone and Aquifer Protection Area - Suburban Zone. **(Public Hearing opened 6/15/16; continued to 7/20/16;)**

R. Benson read the Public Hearing legal notice published in the *Rivereast* on June 3 and June 10, 2016.

Vice Chairman Novak 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 renovations, expansion and an addition to the building and the associated parking and site improvements. He said that the property is located in the Aquifer Protection Zone and also located in the Aquifer Protection Area. There is also a wetlands permit application before Colchester Conservation. No decision can be made by the Planning and Zoning Commission until the Conservation Commission acts on the application at the July 13, 2016 meeting.

Speaking in Favor:

Kevin McGarry, PE, Fuss & O'Neill, presented a power point presentation addressing the existing conditions, proposed site improvements, the utilities, storm water management and erosion and sediment control. He said that 109,000 square feet of the existing building will be demolished, 49,000 square feet of the existing building will be remodeled and a 73,000 square foot two-story building will be constructed. He explained in detail the proposed bus and car circulation within the parking area.

Matthew Skelly, Transportation Engineer, Fuss & O'Neill, reviewed the Traffic Impact Study.

Stephen Melingoinis, Project Architect, Tecton Architects, presented the proposed architectural design of the building.

Discussion followed regarding the drop-off and pickup of students and parking circulation including turning radius. The consensus of the Commission is that they would like the Fuss & O'Neill team to review possible changes to the parking area. The Commission also expressed their concerns about the location of the generator and oil tank in front of the building.



The Commission also suggested that a baseball diamond be included as part of the athletic fields and lighting be considered for safety reasons in this area.

Speaking in Opposition:

Jessica McElroy, 295 Norwich Avenue, expressed her concerns about the underground oil tank and the traffic. She also asked about increasing the buffering in the front of the building to help eliminate the noise and headlights to the residences across the street.

Motion by M. Noniewicz, seconded by D. Gesiak to continue the Public Hearing on Special Permit #16-004 to the next regularly scheduled meeting on July 20, 2016 for further review and to allow developer to work with staff. **Motion carried unanimously.**

6. New Business & Applications Received: - None

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

8. Pending Applications: -

- A. 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 distributed copies of revised 11" x 17" plans and a Staff Memo dated June 14, 2016 to Commission members. He said that the Colchester Conservation Commission had approved the wetlands application at the June 8, 2016 meeting. He also distributed copies of a Resolution from the Colchester Fish and Game Club regarding the sale of any one of the three lots in the future. This document will be filed on the Town land records.

Ellen Bartlett, CLA Engineers, Inc., said that the plans have been revised to include a notes 2 and 3 on the first page of the revised plans, dated 6/15/2016 to address Section 15.4.22 regarding the A-2 Survey requirement and 15.4.15 regarding the setback lines. Discussion followed regarding the Resolution and the posting of signs that the area is shooting zone.

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the applicant's request to not install sidewalks on the property located at 14 Paper Mill Road for the following reasons:

1. The site of the property is more than a mile from the nearest school.
2. The site abuts Route 2 which is a State Limited Access Highway, which does not allow for pedestrian access and Paper Mill Road which only provides access to the Norton Mill property and the properties in question via a private access. Any traffic to the site on Paper Mill Road will only be for private club members and their guest. The access to the property will not be open to the public.
3. Currently there are no sidewalks on any portion of Paper Mill Road.

Motion carried unanimously,

Motion by M. Noniewicz, seconded by J. Rosenthal to approve Site Plan Application SD#16-038, Colchester Fish and Game Club applicant and owner, for the property located at 14 Paper Mill Road, Assessor Map 06-12, Lot(s) 015-004, 017-004 and 018-004 to have a private skeet and trap shooting range on Lot's 17 and 18 with a driveway to access the site from Paper Mill Road through lot 15. Application is approved per plans titled "Colchester Fish and Game Club" by CLA Engineers last revised June 15, 2016, with the following conditions:

1. Lot 017-004, Lot 018-004 and 015-004 cannot be sold separately unless the skeet and trap range is abandoned and confirmed in writing by the Zoning Officer of the Town of Colchester. The Resolution approved by the Colchester Fish and Game Club dated 6/13/2016, stating if any of the three subject parcels are sold the Trap and Skeet Range would be abandoned, will be filed on the Town Land Records for each lot.
2. Driveway construction shall be subject to the approval of the Town Engineer.
3. Wetlands crossing shall be done in accordance with the approval of the Wetlands Commission Application #2016-3003
4. Sidewalks are not required per Commission's motion.

Motion carried unanimously

- B. Special Permit #16-004 – J. Mathieu, Superintendent of Schools, applicant; Town of Colchester, owner: Application for Special Permit Per Section 4.3 for proposed addition and renovations with associated site work to William J. Johnston Middle School, 360 Norwich Avenue, Assessor's Map #28-00, Lot 021-000, property located in Aquifer Protection Zone and Aquifer Protection Area - Suburban Zone. (Public Hearing opened 6/15/16; continued to 7/20/16 ;)

Vice Chairman Novak said that the Public Hearing on this application has been continued to the July 20, 2016 meeting.

Motion by M. Noniewicz, seconded by J. Rosenthal to postpone action on SP#16-004 due to the fact that the Public Hearing is still open.

9. Preliminary Reviews – None

10. Old Business – None

11. Planning Issues & Discussions –

A. Discussion on possible amendments to sign regulations

R. Benson said that he had researched sign regulations for the Towns of Old Lyme, Wethersfield, Glastonbury and Waterford. He said that most of the towns allow more than one sign for end units of buildings. The sign regulations he researched regarding the sizing of the signs is comparable with the Town of Colchester's regulations.

Discussion followed regarding the additional signage for businesses including interior buildings, signage for buildings with two elevations and the need for additional signage to promote economic development. R. Benson will draft amendments to the sign regulations and email these to members for their review before the next meeting.

12. Zoning Enforcement Officer's Report – None

13. Correspondence – None

14. Adjournment

Motion by M. Noniewicz, seconded by D. Gesiak to adjourn at 9:07 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk