

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, October 5, 2016
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; Mark Noniewicz, Dave Gesiak and Jason Tinelle Alternates: Karen Godbout and Beverly Seeley; Stan Soby, Board of Selectman Liaison (arrived at 7:27 p.m.);

MEMBERS ABSENT: John Novak, Vice Chairman; and John Rosenthal;

STAFF PRESENT: Daphne Schaub, Assistant Planner/Zoning Enforcement Officer and Gail Therian, Clerk

1. **CALL TO ORDER** –Chairman Mathieu called the meeting to order at 7:03 p.m.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. B. Seeley and K. Godbout were seated as voting members.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting September 7, 2016

Motion by J. Tinelle, seconded by B. Seeley to approve the Regular Meeting Minutes of September 7, 2016 as written. Abstentions: M. Noniewicz and D. Gesiak All others in favor **Motion carried.**

5. **Public Hearings** – None

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

- A. **SD#16-041 - 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 eliminate sidewalks on Old Hartford Road.

Chairman Mathieu said that this application had not been acted on at the September 7th Commission meeting because the Colchester Conservation Commission had not acted on it at that time.

D. Schaub reviewed the application for the modification to the approved subdivision with the Commission. She said that the modification was to eliminate the sidewalks on the Old Hartford Road portion of the property. She read the approval letter of the Colchester Conservation Commission to the Commission. Discussion followed regarding the location of the proposed sidewalks on Old Hartford Road.

Motion by M. Noniewicz, seconded by J. Tinelle to approve the modification of Subdivision application, SD#16-041 for SUB #16-433 to not require a sidewalk to be constructed along the Old Hartford Road portion of the property for the following reasons:

1. The proposed sidewalk would not connect to any existing sidewalk.
2. The area of the proposed sidewalk is not within the area of existing and future proposed sidewalks in the Town of Colchester Sidewalk Master Plan.
3. The location of the proposed sidewalk is not near any public schools, high residential or commercial Development that, by not constructing the sidewalk, would be a threat to public safety.
4. The applicant will convey a 15 foot wide easement to the State of Connecticut to provide an area for the construction of sidewalks should it be determined that additional sidewalks on Old Hartford Road would be beneficial to the Town of Colchester in the future.

Abstentions: D. Gesiak All others in favor **Motion carried.**

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

8. **Pending Applications:** - None

9. **Preliminary Reviews** – None

10. **Old Business** – None

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11. Planning Issues & Discussions –

A. Discussion on possible amendments - sheds

D. Schaub presented the proposed regulation amendment regarding sheds less than 200 square feet and the setback requirements for sheds of this size. The consensus of the Commission was to go forward with this amendment to the regulations. Chairman Mathieu and Staff will work on the final language for this proposed amendment.

12. Zoning Enforcement Officer's Report – September 2016

D. Schaub distributed copies of her September Zoning Enforcement Officer's report. Commission reviewed and discussed several of these violations.

13. Correspondence – None

14. Adjournment

Motion by M. Noniewicz, seconded by D. Gesiak to adjourn at 7:32 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk