

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, November 2, 2016
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

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

MEMBERS ABSENT: Dave Gesiak and John Rosenthal;

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

1. **CALL TO ORDER** –Chairman Mathieu called the meeting to order at 7:02 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 October 5, 2016

Motion by M. Noniewicz, seconded by K. Godbout to approve the Regular Meeting Minutes of October 5, 2016 as written.
Abstentions: J. Novak All others in favor **Motion carried.**

5. **Public Hearings – None**

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

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

8. **Pending Applications: - None**

9. **Preliminary Reviews – None**

10. **Old Business – None**

11. **Planning Issues & Discussions –**

A. Discussion on possible amendments - sheds

R. Benson presented a revised copy of the possible amendment to Section 8.8. 19 for Non-Residential Development regarding setbacks for sheds under 200 square feet. Chairman Mathieu suggested changes to the amendment. Discussion followed. The Commission agreed that the amendment should go forward to Public Hearing in the near future.

B. Approval of 2017 Meeting Schedule

Motion by M. Noniewicz, seconded by J. Novak to approve the 2017 Meeting Schedule as presented. **Motion carried unanimously**

C. Presentation and Possible Endorsement of Lebanon Avenue Sidewalk Grant

R. Benson told the Commission that the Staff of the Planning and Zoning Department is preparing to apply for a Small Town Economic Assistance Program (S.T.E.A.P.) Grant in the amount of \$500,000. The grant is for improvements of the installation, repair and replacement of sidewalks the entire length of the project limits, the reconstruction of a retaining wall in front of two properties on Lebanon Avenue, and the construction of a stamped concrete plaza and bus terminal directly opposite the entrance to Highland Farms Condo Complex. This project is a continuation of Route 16 streetscape improvements beginning at the entrance to Stop and Shop. Discussion followed regarding the location of the sidewalks, crosswalks and the proposed bus terminal.

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Motion by M. Novak, seconded by J. Novak that the Colchester Planning and Zoning Commission endorses the Planning and Zoning Department's submission of a S.T.E.A.P. Grant application to the Connecticut Office of Policy and Management for Streetscape improvements along Lebanon Avenue (Route 16) as presented. **Motion carried unanimously.**

12. Zoning Enforcement Officer's Report – September 2016

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

13. Correspondence – None

14. Adjournment

Motion by J. Novak, seconded by M. Noniewicz to adjourn at 7:43 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk