

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, January 18, 2017
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; John Novak, Vice Chairman; Mark Noniewicz, and John Rosenthal; Alternate: Beverly Seeley; Stan Soby, Board of Selectman Liaison;

MEMBERS ABSENT: Dave Gesiak, Jason Tinelle; Alternate: Karen Godbout

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 was seated as a voting member.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting January 4, 2017

Motion by M. Noniewicz, seconded by J. Novak to approve the Regular Meeting Minutes of January 4, 2017 as written. **Abstention:** J. Rosenthal All others in favor **Motion carried.**

5. **Public Hearings** –

- A. **RC#16-212 Town of Colchester Applicant:** Application for a amendments to Sections 11.16., 11.17, and 11.18 to the Colchester Zoning Regulations regarding additional Building Mounted Signs; Addition to Section 8.8 to the Colchester Zoning Regulations regarding sheds less than 200 square feet will now be permitted to have a 10 foot side and rear yard setback

D. Schaub read the Public Hearing legal notice published in the Rivereast on January 6 and January 13, 2017.

Chairman Mathieu 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 reviewed the Regulation amendment for the building mounted signs. He explained the procedure he used to draft this amendment. He said that the hope is for local businesses to increase their exposure and thereby increasing their business by allowing additional signage on the building. He explained the different areas in Town where this additional signage would help the local businesses.

D. Schaub reviewed the Regulation amendment for the shed less than 200 square feet. She explained how the rezoning of many properties affected the setback requirements for sheds. Many of the smaller lots were now required to place sheds 20 feet from the property lines, which could place a shed in the middle of the yard.

M. Noniewicz suggested that for Amendment 11.16.I (A), the words "Wall Sign:" be inserted before the words "A business . . ." Discussion followed regarding the areas of Town where this additional signage could impact businesses. It was suggested that the next sign issue to be addressed should be the temporary signs.

Speaking in Favor of the Building Mounted Sign Amendment:

S. Soby, 43 Ude Way, said he feels this Amendment is a good balance for business to advertise and draw in customers in without any sign clutter.

Speaking in Opposition of the Building Mounted Sign Amendment: - No one spoke

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Speaking in Favor of the Amendment for Sheds less than 200 square feet:

M. Salvatore, 728 Deep River Road, said that without this Amendment his shed would have to be placed in the middle of this yard.

A. Salvatore, 728 Deep River Road, concurred with M. Salvatore's statement.

Speaking in Opposition of the Amendment for Sheds less than 200 square feet: - No one spoke

Motion by M. Noniewicz, seconded by J. Rosenthal to close the Public Hearing on RC#16-212. **Motion carried unanimously.**

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

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

8. **Pending Applications:**

- A. **RC#16-212 Town of Colchester Applicant:** Application for a amendments to Sections 11.16., 11.17, and 11.18 to the Colchester Zoning Regulations regarding additional Building Mounted Signs; Addition to Section 8.8 to the Colchester Zoning Regulations regarding sheds less than 200 square feet will now be permitted to have a 10 foot side and rear yard setback

Chairman Mathieu said that the Public Hearing on this application was closed this evening.

Motion by M. Noniewicz, seconded by J. Rosenthal to approve RC#16-212, Application for amendments to Sections 11.16., 11.17, and 11.18 to the Colchester Zoning Regulations regarding additional Building Mounted Signs; Addition to Section 8.8 to the Colchester Zoning Regulations regarding sheds less than 200 square feet will now be permitted to have a 10 foot side and rear yard setback, with an effective date of February 15, 2017. **Motion carried unanimously.**

9. **Preliminary Reviews** – None

10. **Old Business** – None

11. **Planning Issues & Discussions** –

R. Benson told the Commission that he has received a request from Paul Baldinger to appear before the Commission at the next meeting to do a presentation regarding some ideas regarding the Jack's Chevrolet property. Mr. Baldinger is in the process of reviewing the current Zoning Regulations to be sure his ideas meet the current regulations. Discussion followed regarding the challenges of the development of this property due to its high visibility and the property being located in the Historic District.

J. Mathieu asked about the development of Regulations for temporary signage. R. Benson said he is working with the Economic Development Commission for their input. Chairman Mathieu asked Staff to begin working on the development of regulations to address this issue.

12. **Zoning Enforcement Officer's Report** – None

13. **Correspondence** –

Chairman Mathieu told the Commission that the Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions seminar will be held on Saturday, March 25, 2017. He said to contact G. Therian in the Planning and Zoning office if they would like to register for this seminar.

14. **Adjournment**

Motion by J. Novak, seconded by B. Seeley to adjourn at 7:36 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk