

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, February 15, 2017
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

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

MEMBERS ABSENT: John Novak, Vice Chairman; Dave Gesiak;

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 7:01 p.m.

2. **Roll Call**

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

3. **Additions to Agenda**

D. Schaub asked that an item be added under Item #9 – Preliminary Reviews to allow a resident of Waterhole Road to present a preliminary plan to address a current zoning violation.

Chairman Mathieu asked for a vote to add to the agenda under Item #9 Preliminary Reviews an Item A – “Waterhole Road Matter.”

So moved, by M. Noniewicz, seconded by J. Rosenthal. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting January 18, 2017

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the Regular Meeting Minutes of January 18, 2017 as written. **Abstention:** J. Tinelle and K. Godbout All others in favor **Motion carried.**

5. **Public Hearings** – None

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

- A. **SUB#17-434 – RMD Land Development, LLC, Applicant/Owners**, Application for a 2-Lot subdivision of 4.2 acres, Miller Road and Old Hartford Road, Assessors Map 05-10/026-00, Lot 26, Suburban Zone

R. Benson told the Commission that this application was recently received and not reviewed by Staff at this time. The Commission accepted this application to be heard at the next meeting..

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

8. **Pending Applications:** - None

9. **Preliminary Reviews** –

- A. **Waterhole Road Matter**

Joel Fuller, Licensed Land Surveyor, representing Kimberly Carlone, 36 Waterhole Road, presented a plan to correct a current Zoning violation. He explained the history of the property and said that the original as-built survey was done in the 1970's. In 2005 an as-built survey was done and did not show the house in the correct location. Ms. Carlone has recently installed a pool because the house location was incorrect the pool is in the Open Space. Ms. Carlone purchased a piece of property adjoining 34 Waterhole Road recently and would like to subdivide the property. She would like to give the appropriate amount of Open Space to the Town to compensate for the loss of

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Open Space because of the work completed in this area. Discussion followed regarding the as-built error and the house location and how it affected the placement of the pool, and the correction measures that will need to be taken.

R. Benson told the Commission that it would need to give a favorable recommendation so the Board of Selectmen could hear this proposal for the Open Space land swap.

Motion by M. Noniewicz, seconded by J. Rosenthal to authorize the Staff to send to the Board of Selectmen a favorable recommendation regarding a solution to this existing problem **Motion carried unanimously.**

10. Old Business – None

11. Planning Issues & Discussions –

A. Discussion of changes to Regulations

R. Benson distributed copies of a memo regarding some changes to the current Zoning Regulations. He told the Commission that after working with the Regulations a few minor omissions and corrections need to be addressed. Discussion followed and the Commission asked Staff to continue researching the corrections and to present their suggestions at a future meeting.

12. Zoning Enforcement Officer's Report

D. Schaub presented her January Zoning Enforcement Officer's Report in a new format. She asked for feedback from the Commission about the new format. Discussion followed with a few minor suggestions made to revise the report.

13. Correspondence

D. Schaub reminded the Commission about the Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions seminar to be held on Saturday, March 25, 2017. She said to contact her or Gail Therian in the Planning and Zoning office if they would like to register for this seminar.

14. Adjournment

Motion by J. Tinelle, seconded by M. Noniewicz to adjourn at 8:17 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk