

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, March 1, 2017
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.**

MEMBERS PRESENT: John Novak, Vice Chairman; Mark Noniewicz, Dave Gesiak and John Rosenthal; Alternates: Beverly Seeley and Karen Godbout; Stan Soby, Board of Selectman Liaison;

MEMBERS ABSENT: Chairman Joseph Mathieu; Jason Tinelle;

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

1. **CALL TO ORDER** – Vice Chairman Novak called the meeting to order at 7:03 p.m.
2. **Roll Call**

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

3. **Additions to Agenda - None**
4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting February 15, 2017

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the Regular Meeting Minutes of February 15, 2017 as written. **Abstention:** J. Novak All others in favor **Motion carried.**

5. **Public Hearings** – None
6. **New Business & Applications Received:**

- A. **Nomination of a Commission member to become representative to Southeastern CT Council of Governments Regional Planning Commission**

R. Benson told the Commission that Southeastern CT Council of Governments Regional Planning Commission is looking for a Commission member as a Representative to the Regional Planning Commission. He said that normally the Chairman of the Planning and Zoning is the representative. Because Chairman Mathieu was not present, the Commission agreed to discuss this at the next meeting to allow Chairman Mathieu the opportunity to accept the nomination to this position.

7. **Five Minute Session for the Public** – No one spoke
8. **Pending Applications:** -

- 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 revised plans for this application were received on Tuesday, February 28, 2017 and have not been reviewed by Staff. The application could not be acted upon at this meeting because it has not been approved by the Conservation Commission at this time. This application will be heard at the March 15, 2017 meeting.

Motion by M. Noniewicz, seconded by J. Rosenthal to postpone action on SUB#17-434 to the next regularly scheduled meeting. **Motion carried unanimously**

9. **Preliminary Reviews** – None

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Randy Benson
Planning Director

10. Old Business –

A. 9 Loomis Road Revision of Condition 13 of Notice of Decision

R. Benson distributed copies of a resolution to Condition 13 of the Notice of Decision for 9 Loomis Road provided by the Town Attorney. Discussion followed and the Commission asked R. Benson to speak with the Town Attorney for clarification on the language of this resolution.

11. Planning Issues & Discussions –

A. Discussion of changes to Regulations

R. Benson reviewed the Staff findings regarding the research conducted on addressing a few corrections and omissions to the Regulations. Discussion followed and the Commission asked Staff to continue researching the corrections and to present the proposed amendments at the next meeting.

12. Zoning Enforcement Officer's Report - None

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 that the registrations will be submitted by Friday, March 3, 2017 so please contact her or Gail Therian in the Planning and Zoning office if they would like to register for this seminar.

14. Adjournment

Motion by M. Noniewicz, seconded by B. Seeley to adjourn at 7:42 p.m. Motion carried unanimously.

Gail N. Therian, Clerk