

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, April 19, 2017
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; Mark Noniewicz, John Rosenthal and Jason Tinelle; 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** – None

R. Benson asked the Commission to add to the agenda under "Item 13 Correspondence", "Change Order for SE#16-040 Site Plan".

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

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting March 15, 2017

J. Rosenthal said that he was not present at the March 15, 2017 meeting but was listed as seconding the motion to approve the Minutes of the March 1, 2017. This should have read "**seconded by J. Novak**". Under the "Additions to the Agenda", it should read "**So moved, by M. Noniewicz.**"

Motion by M. Noniewicz, seconded by J. Rosenthal to approve the Regular Meeting Minutes of March 15, 2017 as amended. **Motion carried unanimously.**

5. **Public Hearings** – None

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

- A. **RC#16-213 Town of Colchester Applicant:** Application for a amendments to Sections 5.7.7, 7.4.4.,8.10.1.B.2, 3.2; to the Colchester Zoning Regulations regarding front setback in the Westchester Village Zone, side and Rear Yard Setbacks in Arterial Commercial District, Design and Site Development Standards and Permitted Uses in the Rural Zone. (**Public Hearing set for 5/3/2017**).

This Public Hearing is set for Wednesday, May 3, 2017.

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

8. **Pending Applications:** - None

9. **Preliminary Reviews** –

- A. **Alan Williams/Applicant Informal presentation for 100 unit Multi-family development at 343 Lebanon Avenue**

Alan Williams, Applicant and his Attorney Dorie Famiglietti presented a preliminary plan for a 100 unit Multi-family development and office building at 343 Lebanon Avenue. Discussion was held regarding the location of the parking

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for the office building, the side yard setbacks from the multi-family units and single family homes and possible Regulations changes to address clarification on these issues.

10. Old Business – None

11. Planning Issues & Discussions – None

12. Zoning Enforcement Officer's Report – March 2017

D. Schaub distributed copies of her March Zoning Enforcement Officer's Report to the Commission members. She updated the Commission on the status of the enforcements.

13. Correspondence –

R. Benson distributed copies of a Change Order for the Uz-Mah Development on 127 Old Harford Road. The changes included change of the type of fence, light posts, fixture, and location of wall pack lighting, change to proposed asphalt ramps to concrete ramps and change of pavement grading. Staff has reviewed and approved these changes.

14. Adjournment

Motion by J. Rosenthal, seconded by M. Noniewicz to adjourn at 8:04 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk