

COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, May 3, 2017  
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT

**MEMBERS PRESENT:** Chairman Joseph Mathieu; Mark Noniewicz, John Rosenthal, and Jason Tinelle; Alternate: Beverly Seeley;

**MEMBERS ABSENT:** John Novak, Vice Chairman; Dave Gesiak: Alternate: Karen Godbout; Stan Soby, Board of Selectman Liaison;

**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 7:06 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 April 19, 2017

**Motion** by M. Noniewicz, seconded by J. Rosenthal to approve the Regular Meeting Minutes of April 19, 2017 as written. **Motion carried unanimously.**

5. **Public Hearings** –

- A. **RC#17-213 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 opened on 5/3/2017).

R. Benson read the Public Hearing legal notice published in the Rivereast on April 21 and April 28, 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 proposed Zoning Amendments proposed to address a few corrections and omissions to the Regulations. Discussion followed regarding the proposed corrections and the further research regarding the development of two-family and duplexes in the rural zone.

**Speaking in Favor: No one spoke**

**Speaking in Opposition**

Jeffrey Seeley, 75 Loomis Road, asked questions about the proposed amendment to the side and rear setback for the non-residential use compared to the residential use setback. He also questioned the procedure for notification of Regulation changes to the Town residents.

Susan Mausteller, 6 Loomis Road, was opposed to the regulation change in the development of two-family and duplexes in the rural zone.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to close the Public Hearing on RC#17-213 Town of Colchester Application for amendments to various sections of the Colchester Zoning Regulations. **Motion carried unanimously.**

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

- A. **SD#17-042 Modification to SD#16040-;Uz-Mah Development, Applicant/Owner:** Application for a second sign on building, 127 Old Hartford Road, Tax Map 15-00, Lot 062-00, Commercial Zone

R. Benson said the application was for an additional wall-mounted sign on the north side of the building facing the street. At the time the Site Plan was approved by the Commission a second sign was not allowed. The Commission instructed the applicant to come back to the Commission when the Sign regulation was amended to allow the second sign.

D. Schaub explained the allowable sign for this building and said that sign meets the allowable size permitted on the main entrance side of the building.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to approve Site Plan Modification SD#17-042 for SD#16-040 – Uz-Mah Development LTD, LLC, Applicant and Owner, 127 Old Hartford Road, Assessors Map #15-00, Lot #062-000, Arterial/Commercial District Zone as per submitted plans. **Motion carried unanimously.**

7. **Five Minute Session for the Public –**

Susan Mausteller, 6 Loomis Road, asked the Commission to review and update the Westchester Village District Zoning Regulations.

8. **Pending Applications:** -

- A. **RC#17-213 Town of Colchester Applicant:** Application for 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 opened and closed on 5/3/2017).

Chairman Mathieu stated that the Public Hearing on this application had been closed at this meeting. Discussion followed about how to move forward on the development of a regulation regarding two-family and duplex dwellings in the rural area. Staff is in the process of reviewing other town's regulations addressing this issue and will present their findings to the Commission at a future meeting.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to approve RC#17-213 amendments to the Colchester Zoning Regulations based on the research provided with an effective date of June 1, 2017. **Motion carried unanimously**

9. **Preliminary Reviews – None**

10. **Old Business – None**

11. **Planning Issues & Discussions –**

R. Benson told the Commission that Staff is in the process of investigating temporary sign regulations and will bring their recommendations to them. Discussion followed.

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

13. **Correspondence - None**

14. **Adjournment**

**Motion** by M. Noniewicz, seconded by B. Seeley to adjourn at 8:13 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk