

COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, June 21, 2017  
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT

**MEMBERS PRESENT:** John Novak, Vice Chairman; Mark Noniewicz, Jason Tinelle and Meghan Kehoegreen; Alternate: Beverly Seeley; Stan Soby, Board of Selectman Liaison;

**MEMBERS ABSENT:** Chairman Joseph Mathieu; John Rosenthal and Dave Gesiak; Alternate: Karen Godbout;

**STAFF PRESENT:** Randy Benson, Planning Director/Zoning Enforcement Officer; and Gail Therian, Clerk

1. **CALL TO ORDER** – Vice Chairman Novak called the meeting to order at 7:01 p.m.

2. **Roll Call**

Vice Chairman Novak asked the clerk to note those in attendance. Beverly Seeley was seated as a voting member. He introduced and welcomed Meghan Kehoegreen as the new member.

3. **Additions to Agenda – None**

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting May 17, 2017

Vice Chairman Novak said that there were not enough members present this evening that attended the May 17, 2017 meeting to approve the minutes. The approval of these minutes will be added to the July 19, 2017 meeting.

**Motion** by M. Noniewicz, seconded by J Tinelle to table the approval of the May 17, 2017 to the next regularly scheduled meeting. **Motion carried unanimously.**

5. **Public Hearings** –

A. **RESUB#17-435 Kimberly A. & Laura E. Carlone, Applicant/Owners**, Application for a 2-lot resubdivision of 2.61 acres, zoned Rural. Assessor's Map 03-20, Lot 10. (Public Hearing opened on 6/21/2017)

R. Benson read the Public Hearing legal notice published in the Rivereast on June 9 and June 16, 2017.

Vice Chairman Novak 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 told the Commission that this applicant had come before the Commission in February as a preliminary review. He said that the as-built survey did not show the house in the correct location. This incorrect as-built was used for several accessory structures and as a result of the incorrect survey, the accessory uses are located in the Open Space. The applicants also own an adjoining piece of property on Nutmeg Circle and would like to subdivide the property. This will allow the Open Space to be relocated and will also increase the amount of Open Space to the Town. The applicants have presented this to the Board of Selectmen for their initial review and the Colchester Conservation Commission has approved the resubdivision. The Commission will need to give a favorable recommendation so the Board of Selectmen could hear this proposal for the final Open Space land swap.

Joel Fuller, Licensed Land Surveyor, representing Kimberly Carlone, 36 Waterhole Road, presented the plan to correct the current Zoning violation. He explained the location of the two properties and how the land would be subdivided. He said there will be pine trees planted and a wall will be built to indicate the boundary line for the new Open Space area. He said that Open Space tags will be purchased and installed in the new area.

**Speaking in Favor –**

Keith Lanou, 29 Waterhole Road, said he was in favor of this resubdivision.

**Speaking in Opposition –** No one spoke

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Motion by M. Noniewicz, seconded by J. Tinelle to close the Public Hearing on RESUB#17-435. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Tinelle to add to the Agenda Item 8A "RESUB#17-435 Kimberly A. & Laura E. Carlone, Applicant/Owners, Application for a 2-lot resubdivision of 2.61 acres, zoned Rural. Assessor's Map 03-20, Lot 10". **Motion carried unanimously.**

6. New Business & Applications Received: None

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

8. Pending Applications: -

- A. RESUB#17-435 Kimberly A. & Laura E. Carlone, Applicant/Owners, Application for a 2-lot resubdivision of 2.61 acres, zoned Rural. Assessor's Map 03-20, Lot 10. (Public Hearing closed on 6/21/2017)

Motion by M. Noniewicz, seconded by B. Seeley to approve RESUB#17-435 Kimberly A. & Laura E. Carlone, Applicant/Owners, Application for a 2-lot resubdivision of 2.61 acres, zoned Rural. Assessor's Map 03-20, Lot 10. And to provide a positive recommendation to the Board of Selectmen regarding the Open Space swap. **Motion carried unanimously.**

9. Preliminary Reviews – None

10. Old Business – None

11. Planning Issues & Discussions –

R. Benson distributed copies of research conducted for two family homes in other towns. Discussion followed on this possible amendment. R. Benson will email this information to the Commission members who are not present at this meeting for their review and asked the members present to review them also for discussion at the next meeting. Staff will continue to research the temporary sign regulations of other towns and to present their findings at a future meeting when more members are present.

12. Zoning Enforcement Officer's Report – May 2017

A copy of the May 2017 Zoning Enforcement Officer's Report was included in the Commissioner's packets. The Zoning Enforcement Officer was not present at this meeting to answer any questions. No discussion was held.

13. Correspondence –

R. Benson told the Commission that he has a copy of the State of CT Department of Energy and Environmental Protection work at Exit 21 of Route 2. This is available for their review in the Planning and Zoning office. Discussion followed regarding the timing and projected completion of the work.

R. Benson asked the Commission if the July 19 meeting could be moved to July 26, 2017. He explained that an applicant who is proposing a Regulation change submitted the application last Friday. This would not allow the letters to abutting towns and the Regional offices to arrive within the 30 days requirement for the notification. The consensus of the members was that the July 26<sup>th</sup> meeting would not work with their schedules and that this would have to be on the August 16, 2017 meeting agenda.

14. Adjournment

Motion by M. Kehogreen, seconded by M. Noniewicz to adjourn at 7:46 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk