

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, November 1, 2017
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT

RECEIVED
COLCHESTER, CT
2017 NOV -7 AM 10:48

Eric Thurman

MEMBERS PRESENT: Chairman Joseph Mathieu, Jason Tinelle, Vice Chairman John Novak, Meaghan Keheogreen, Secretary; Mark Noniewicz. Alternate: Beverly Seeley, Karen Godbout. Stan Soby, Board of Selectman Liaison

STAFF PRESENT:; Daphne Schaub, Assistant Planner/Zoning Enforcement Officer; Kamey Cavanaugh, Clerk.

MEMBERS ABSENT – John Rosenthal, Secretary and Randy Benson, Planning Director/Zoning Enforcement Officer

1. **CALL TO ORDER** - Chairman Mathieu called this Regular Meeting to order at 7:03 p.m.
2. **ROLL CALL**- Chairman Mathieu read roll call
3. **ADDITIONS TO AGENDA**- None
4. **MINUTES TO PREVIOUS MEETING** Chairman Mathieu tabled the minutes of October 18, 2017 until the next regular scheduled meeting.
5. **PUBLIC HEARINGS**
 - A. **RC#17-215 The Town of Colchester, applicant/owner**, Application for an amendment to Section No. 3.2.6, Rural Use Zoning District (RU), Permitted Uses, Two Family Dwellings, of the Land Development Regulation.
D Schaub read the proposed regulation change is to permit Two-Family Dwellings in the Rural Zone when the lot meets certain size, setback, frontage, and location requirements. The intent of the proposed regulation is to permit Two-Family Dwellings in the Rural Zone to provide for more diversified housing opportunities, but to be done in such a way that single family residential properties, which was the only permitted use in the zone until 2015, will not be negatively impacted by the construction of a Two-Family Dwelling on an adjoining property or in an inappropriate location.

*MOTION: M Noniewicz moved, and J Novak seconded, to close the public hearing of PZ#17-215.
The motion carried unanimously.*
6. **NEW BUSINESS & APPLICATIONS RECEIVED** – None
7. **FIVE MINUTE SESSION FOR THE PUBLIC**- None
8. **PENDING APPLICATIONS**-
 - A. **RC#17-215 The Town of Colchester, applicant/owner**, Application for an amendment to Section No. 3.2.6, Rural Use Zoning District (RU), Permitted Uses, Two Family Dwellings, of the Land Development Regulation.
*MOTION: M Noniewicz moved, and J Novak seconded, accept RC#17-215 The Town of Colchester, applicant/owner, Application for an amendment to Section No. 3.2.6, Rural Use Zoning District (RU), Permitted Uses, Two Family Dwellings, of the Land Development Regulation as stated; Two-Family Dwellings provided the property is on an Arterial or Collector Road, has at least 600 feet frontage, 160,000 square feet minimum lot size, 100 feet minimum front setback, and 50 feet minimum side and rear setback
The motion carried unanimously.*
9. **PRELIMINARY REVIEWS**- None
10. **OLD BUSINESS**- None

11. PLANNING ISSUES & DISCUSSIONS

12. ZONING ENFORCEMENT OFFICERS REPORT- October 2017 Zoning Enforcement Officers report was discussed.

13. CORRESPONDENCE

- A. Change order letter SUB#05-385 Site, Ponsett, Ridge White Farm
- B. Change order letter SP#16-004, WJJ Middle School

14. ADJOURNMENT

MOTION: M Noniewicz made a motion, and J Novak seconded to adjourn the November 1, 2017 Planning and Zoning meeting at 7:32p.m.

The motion passed unanimously.

Respectfully Submitted,



Kamey Cavanaugh
Recording Clerk