

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, November 15, 2017
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT

1. **CALL TO ORDER** - Chairman Mathieu called this Regular Meeting to order at 7:02 p.m.

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

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

MEMBERS ABSENT – John Rosenthal and Karen Godbout

Chairman Mathieu announced to the commission that resignation from J Rosenthal has been received. Chair Mathieu thanked Mr. Rosenthal for his dedication and knowledge that he brought to the commission for many years.

2. **ROLL CALL**- Chairman Mathieu read roll call
3. **ADDITIONS TO AGENDA-** *M Noniewicz moved, and J Novak second, to add agenda item 11B. Discussion to hire an architect to review application SDP#17-043 Colvest / Colchester LLC as the property lies in the Historic Preservation Overlay*

The motion carried unanimously.

4. **MINUTES TO PREVIOUS MEETING**

October 18, 2017 – J Tinelle moved, and M Kehoegreen second, to approve the minutes of October 18, 2017. Motion carried 5-0-1, M Noniewicz abstained.

November 1, 2017 – M Noniewicz moved, and J Novak second, to approve the minutes of November 1, 2017 as amended.

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

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 effective 12/4/2017

The motion carried unanimously.

5. **PUBLIC HEARINGS** None

6. **NEW BUSINESS & APPLICATIONS RECEIVED**

- A. **SDP#17-043 Colvest / Colchester LLC, Applicant & Owner;** Application for Site Plan Review for commercial modification located at 71-79 Linwood Avenue. Assessor's

R. Benson advised the commissioners this application needs to be reviewed by an architect per

the regulations of work possibly being done in the Historic Preservation Overlay Zone.

M Noniewicz moved and J Novak seconded, to accept and deem application SDP#17-043 Colvest / Colchester LLC, Applicant & Owner; Application for Site Plan Review for commercial modification located at 71-79 Linwood Avenue. Assessor's Map#11 / Lot#'s 21 & 22, Zoned TC, as incomplete and for staff to obtain an architect to review the Historic Preservation Overlay Zone.

The motion carried unanimously.

7. **FIVE MINUTE SESSION FOR THE PUBLIC**- None

8. **PENDING APPLICATIONS**- None

9. **PRELIMINARY REVIEWS**- None

10. **OLD BUSINESS**- None

11. **PLANNING ISSUES & DISCUSSIONS**

A. Discussion of changes to Regulations – D. Schaub presented to the commission a detailed description of the proposed sign regulation. The commission directed D. Schaub to attend the next EDC meeting and receive input from them and report back to Planning and Zoning.

B. Discussion to hire an architect to review application SDP#17-043 Colvest / Colchester LLC- The Commission directed town staff to move forward with obtaining an architect to review application SDP#17-043 in regards to it being in the Historic Preservation Overlay Zone.

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

13. **CORRESPONDENCE**- None

14. **ADJOURNMENT**

M Noniewicz made a motion, and M Kehogreen seconded to adjourn the November 15, 2017 Planning and Zoning meeting at 8:11p.m.

The motion carried unanimously.

Respectfully Submitted,

Kamey Cavanaugh
Recording Clerk