

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES

Wednesday, April 4, 2018

Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT

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By: [Signature]

1. **CALL TO ORDER** Chairman Mathieu called this Regular Meeting to order at 7:00 p.m.

2. **ROLL CALL**

MEMBERS PRESENT: Chairman Joseph Mathieu, Vice Chairman John Novak, Meaghan Kehoegreen, Secretary Mark Noniewicz, Karen Godbout, Beverly Seeley, Stan Soby, Board of Selectman Liaison

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

MEMBERS ABSENT Jason Tinelle

3. **ADDITIONS TO AGENDA** None

4. **MINUTES TO PREVIOUS MEETING**

February 21, 2018 – M Noniewicz moved, and J Novak second, to approve the minutes of February 21, 2018.

The motion carried unanimously

5. **PUBLIC HEARINGS** None

6. **NEW BUSINESS & APPLICATIONS RECEIVED** None

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

8. **PENDING APPLICATIONS / PUBLIC HEARINGS**

A. **SDM#2018-045 Freebird, LLC, Applicant & Owner:** 227 Upton Road for an addition to the existing parking lot (Map#09-00/Lot 008-008) Zoned AC (*modification of original applicant SD2001-262*)

R Benson reported to the commission this site was originally approved in 2001 and due to the success of the business they are looking to modify to include additional parking. This application has met all requirements of Sal Tassone, Town Engineer, and Jim Paggioli, Public Works Director.

Ellen Bartlett, CLA Engineers representing the applicant explained for the commission the proposed additional parking spaces on the site. The material for the parking will be pervious pavement, which will eliminate the need for a detention basin on the property. The existing signs will be relocated on the property and will not change.

M Noniewicz moved and J Novak seconded, to approve site development plan modification SDM#2018-045, Freebird, LLC owner, John Gagnon, applicant for the property located at 227 Upton Road, Assessors Map 09-00, Lot 008-008 to construct a new parking lot with nine parking spaces and a retaining wall and add two additional parking spaces in the existing parking lot as per site plan Titled Property of Freebird, LLC, John Gagnon's Pet Resort by CLA Engineers last revised 01/18/2018 with the following conditions:

1. *A pre-construction meeting will be held prior to the commencement of any work*
2. *A landscape Bond will be required to ensure landscaping last two Spring growth seasons per Section 9.4.1 € of the Colchester Land Development Regulations.*

The motion carried unanimously.

9. PRELIMINARY REVIEWS NONE

10. OLD BUSINESS NONE

11. PLANNING ISSUES & DISCUSSIONS

A. Discussion on setback on suburban and rural zone.

R. Benson reported to the commission the increase in preexisting properties looking to construct a garage or addition on their home and not being able to meet the current setbacks that are in place. Staff is suggesting a provision for preexisting development be allowed to develop under the prior zoning regulations. The commission directed staff to provide them with a number of properties that are impacted by the current regulation for future discussion.

B. Discussion regarding regulations on self-storage facilities

R. Benson did some research from surrounding towns of how mini self-storage units are permitted in particular zones and would like to discuss having a more specific definition and a separation between self-storage and warehouses added to the regulations, in addition to which districts / zones they would be allowed in.

C. Discussion on regulations for medicinal marijuana dispensaries and production.

R. Benson reported to the commission that many inquiries have been received regarding medical marijuana dispensaries. The concern that staff has is currently this is not addressed in the regulations. Chairman Mathieu asked Mr. Soby to obtain the opinion from the Board of Selectman, asked staff to provide them with a copy of the State Regulation, input on how surrounding towns are addressing the issue, and to draft up a temporary regulation until it can be deliberated on completely.

12. ZONING ENFORCEMENT OFFICERS REPORT January, February, March 2018 Zoning Enforcement Officers report was discussed.

13. CORRESPONDENCE None

14. ADJOURNMENT

J Novak made a motion, and K Godbout seconded to adjourn the April 4, 2018 Planning and Zoning meeting at 8:24 p.m.

The motion carried unanimously

Respectfully Submitted,

Kamey Cavanaugh
Recording Clerk