

COLCHESTER PLANNING AND ZONING COMMISSION RECEIVED
REGULAR MEETING MINUTES COLCHESTER, CT
Wednesday, May 2, 2018
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT - 7 PM 2:34

1. **CALL TO ORDER** Chairman Mathieu called this Regular Meeting to order at 7:01 p.m.
2. **ROLL CALL**

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

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

MEMBERS ABSENT

3. **ADDITIONS TO AGENDA** None
4. **MINUTES TO PREVIOUS MEETING**
April 4, 2018 – J Novak moved, and K Godbout second, to approve the minutes of April 4, 2018. The motion carried 6-0-1, J. Tinelle abstained
5. **PUBLIC HEARINGS** None
6. **NEW BUSINESS & APPLICATIONS RECEIVED** None
7. **FIVE MINUTE SESSION FOR THE PUBLIC** None
8. **PENDING APPLICATIONS / PUBLIC HEARINGS** None
9. **PRELIMINARY REVIEWS**

A. Informal discussion 589 Old Hartford Road

R. Benson provide the commission with a zoning map showing the adjacent property that currently is zoned arterial. The applicant before the commission would like to have a preliminary discussion of changing the zone of the subject property from suburban to arterial commercial.

Dorian Famiglietti, Kahan Kerensky & Caposella representing the applicant, Alan Williams, was before the commission to discuss the zone change request. Ms. Famiglietti stated the property is along Old Hartford Road and stated her client would like to obtain this property and use it for storage of construction equipment. The property is just under 10 acres, and there is a stretch of property from Westchester Road up to the subject property that all lies in Arterial Zone which would make this change consistent with the other property in the area. The property is current used as a farm, however, the current owner is looking to sell the property. The commission asked what types of equipment would be kept on the site. The applicant, Mr. Williams, stated he would be storing heavy equipment and in the future would like to construct a pre-engineered metal building on the site for storage. The commission expressed concerns with how the machinery would be maintained on the property and what measures would be taken to protect the Arterial Zone. Ms. Famiglietti thanked the commission for their time and suggestions.

10. **OLD BUSINESS NONE**

11. PLANNING ISSUES & DISCUSSIONS

A. Workshop on proposed regulation changes.

R. Benson revisited with the commission the previous discussed front setback regulations in Section 3.4.1.C. on page 5 and that does not adequately address existing developed properties for minimum lot size and building setbacks. The regulations addressed properties that are proposed to be subdivided or vacant land that has not been developed, but not properties that are in existence or already developed. The current regulation was discussed. The proposed change to the regulation was discussed. The proposed change can be found on file in the Planning and Zoning office. The commission directed staff to schedule a Public Hearing.

D. Schaub discussed the current sign regulations and provided the commission with a letter that has been received from EDC containing their recommendations concerning moving forward to develop a more business friendly regulation. The time frame for the temporary signs to remain and the number of signs permitted was discussed. The commission stated as part of this regulation, they will be responsible to specify the true design criteria however, it would be helpful for applicants to go to the EDC prior to submission to the Planning and Zoning. The commission agreed that the EDC has provided sufficient guidance and suggested updating the sign matrix that staff provided to include the definitions and proceed to include that in the regulation.

D. Schaub reported an update on the suggested change to the Agricultural Uses Section No. 8.9(5) and the locations for use in a Suburban Use and Arterial/Commercial Use in North Westchester Districts. The proposed change can be found on file in the Planning and Zoning office. The commission requesting taking some time to review the proposed change that was given to them tonight and discussing again at a future meeting.

B. Discussion on regulations for medicinal marijuana dispensaries and production

R. Benson researched surrounding towns to see how this subject is being addressed. Mr. Benson provided the commission with a proposed prohibition for 18 months with the option to extend that time if needed. The proposed Zoning Regulation is titled Addition of Section 8.12 for Uses Subject to Moratorium. Chair Mathieu asked staff to review the proposal language with council and report any received comments at the next meeting.

C. Discussion on regulations for gun sales to follow section 8.8(13).

R. Benson advised the commission of concerns from residents with the recent closure of the pawn shop in town. The concern was not the pawn shop itself however the sale of guns at that location. The current regulation does not have any restrictions on where guns can or cannot be sold. It was asked by the public that staff bring before the commission if it would be appropriate to regulate the proximity of where the sale of guns can be conducted. The commission directed Staff to provide a proposed amendment to the regulations and present it at the next meeting for review.

12. **ZONING ENFORCEMENT OFFICERS REPORT** April 2018 Zoning Enforcement Officers report was discussed.

13. **CORRESPONDENCE** None

14. ADJOURNMENT

Novak made a motion, and J Tinelle seconded to adjourn the May 2, 2018 Planning and Zoning meeting at 8:24 p.m.

The motion carried unanimously.

Respectfully Submitted,

Kamey Cavanaugh
Recording Clerk