

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, August 15, 2018
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT

RECEIVED
COLCHESTER, CT
2018 AUG 16 PM 2:09

Joseph Novak
2018 AUG 16 PM 7:00

1. **CALL TO ORDER** Vice Chairman Novak called this Regular Meeting to order at 7:00 p.m.
2. **ROLL CALL**
MEMBERS PRESENT: Vice Chairman John Novak, Jason Tinelle, Meaghan Kehoegreen, Bruce Hayn, and Karen Godbout, Alternate: Beverly Seeley, and Stan Soby, Board of Selectman Liaison
ABSENT: Chairman Joseph Mathieu & Secretary Mark Noniewicz
STAFF PRESENT: Randy Benson, Planning Director, Daphne Schaub, Assistant Planner/Zoning Enforcement Officer; Kamey Cavanaugh, Clerk
3. **ADDITIONS TO AGENDA** *K Godbout moved, and B Seeley seconded to add Agenda Item 7A. Proposed Regulation Amendments to Section No. 8.9, USE STANDARDS AGRICULTURAL USES.*
The motion carried 5-0-0.
4. **MINUTES OF PREVIOUS MEETING**
June 6, 2018 – K Godbout moved, and B Seeley second, to approve the minutes of June 6, 2018 as presented.
The motion carried 4-0-1. B Hayn abstained.
June 20, 2018- K Godbout moved, and B Hayn second, to approve the minutes of June 20, 2018 as presented.
The motion carried 5-0-0.

Meaghan Kehoegreen arrived at 7:04pm
5. **Public Hearing**
A. Proposed Regulation Amendments to Section No. 8.9, USE STANDARDS AGRICULTURAL USES;
Daphne Schaub read the call into the record.

D Schaub reported on the request for a change that residents in town were interested in. The proposed change to Section No. 8.9 was discussed.

K Godbout moved, and J Tinelle second to close the public hearing.
The motion carried 6-0-0.
6. **FIVE MINUTE SESSION FOR THE PUBLIC** None
7. **PENDING APPLICATIONS /PUBLIC HEARING**
A. Proposed Regulation Amendments to Section No. 8.9, USE STANDARDS AGRICULTURAL USES;

K Godbout made a motion to hereby approve with an effective date of August 27, 2018 and with the following revision, "The raising of livestock is permitted in the Suburban Use Districts if the property and building that house animals meet all the requirements of A & B of this section and" Motion was seconded by B Seeley.

The motion carried 6-0-0.

8. **NEW APPLICATIONS**

A. **SDP2018-046 William J Johnson Middle School Site Plan Modification to decrease pervious parking area.**

Kevin McGarry, PE for Fuss and O'Neil, was before the commission to discuss a minor change to the current approved plan. The changes associated with converting the pavement type of the 18 parking spaces located near the entrance for pupil services from porous asphalt pavement to bituminous concrete pavement. These parking spaces are locating in the footprint of the existing building. This change is requested to prevent a potential delay in construction based on the availability of porous asphalt pavement. The proposed project will still meet the Town of Colchester's requirement that impervious surfaces for parking areas can occupy no more than 75% of any parking lot.

After a brief discussion the members of the Planning and Zoning commission agreed this was an administrative change

J Tinelle moved, and K Godbout second, to approve Site Development Plan Modification SDP#2018-046, Town of Colchester applicant and owner, for the property located at 360 Norwich Avenue, Assessors Map 028-00, Lot 021-000 for the elimination of pervious pavement for 18 parking spaces located at the Pupil Services Entrance at the William J. Johnson Middle School. Application is approved as per plan titled Detailed Site Layout Plan, page CS-102 last revised August 2, 2018 with the following conditions

An As-Built Plan will be provided prior to the issuance of final Zoning Compliance

The motion carried 6-0-0.

9. **PRELIMINARY REVIEWS** None

10. **OLD BUSINESS** None

11. **NEW BUSINESS** None

12. **PLANNING ISSUES AND DISCUSSIONS** None

13. **ZONING ENFORCEMENT OFFICERS REPORT** June and July 2018 Zoning Enforcement Officers report was discussed.

Stan Soby complimented Daphne Schaub on the significant progress that has been made through her enforcement. The commission also applauded her work.

14. **CORRESPONDENCE** None

15. **ADJOURNMENT**

K Godbout made a motion, and B Seeley seconded to adjourn the August 15, 2018 Planning and Zoning meeting at 7:48 p.m.

The motion carried 6-0-0.

Respectfully Submitted,



Kamey Cavanaugh
Recording Clerk