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COLCHESTER PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, January 2, 2019
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT

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, Secretary Mark Noniewicz, and Vice Chairman John Novak, Jason Tinelle, Meaghan Kehogreen, Bruce Hayn, Karen Godbout, Alternate; Beverly Seeley

ABSENT:

STAFF PRESENT: Randy Benson; Planning Director, Sal Tassone; Town Engineer, Stan Soby; Board of Selectman liaison, and Kamey Cavanaugh; Clerk

3. **MINUTES OF PREVIOUS MEETING**

December 5, 2018 – M Noniewicz made a motion, B Hayn second, to approve the minutes of December 5, 2018 as amended.

The motion carried 7-0-0

4. **PUBLIC HEARING**

A. Application No CGS#2018-052 of the Town of Colchester for the Halls Hill Road Reconstruction Project

R Benson read the legal notice for the record.

Mr. Benson reported to the commission of a grant that has been received for reconstruction of Halls Hill Road. The project will consist of milling and paving all of Halls Hill Road, in addition there will be some sidewalk improvements, new sidewalks, ADA compliant ramp on some existing sidewalks, (3) cross walks, and bicycle lanes on each side of the road.

Chairman Mathieu asked if anyone was present to speak in favor or opposition of the application.

James Seger, 148 Prospect Street, ask what material the 30" retaining wall would be made of. Mark Zession, Anchor Engineering stated they are proposing to make the wall with split base precast blocking.

Donald Tedford, 156 Halls Hill Road, asked about possibly making the retaining wall higher. Town staff suggested Mr. Tedford visit the Planning Office for further discussion of these concerns.

Town Staff confirmed snow removal on the sidewalks will continue to be the responsibility of the property owners.

B Hayn asked the time line for construction. Mr. Tassone stated the contract states 60 days, however, hopes to have it completed sooner. Construction will begin July 1, in order to be completed before the start of school.

M. Kehogreen asked if this projecting was being 100% funded by the grant and town staff confirmed this.

M. Noniewicz made a motion, J. Novak seconded, to close the public hearing of Application No CGS#2018-052.

The motion carried 7-0-0

M. Noniewicz made a motion, B. Hayn seconded, to move agenda item 11 ahead of agenda item 6.

The motion carried 7-0-0

5. **PLANNING ISSUES AND DISCUSSIONS**

A. Application No CGS#2018-052 of the Town of Colchester for the Halls Hill Road Reconstruction Project

M. Noniewicz made a motion, K. Godbout seconded, that the Planning and Zoning Commission for the Town of Colchester hereby forwards a favorable recommendation on application CGS#2018-052 report on the following project pursuant to the provisions of Section 8-24 on the proposed conceptual plans titled "Proposed Reconstruction of Halls Hill Road" prepared by the Town of Colchester Engineering, Planning and Zoning and Public Works Department dated July 2015, last revised through November 2016 and formal engineering plans from Anchor Engineering partially completed January 2019.

The motion carried 7-0-0

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

7. **PENDING APPLICATIONS** None

8. **NEW APPLICATIONS** None

9. **PRELIMINARY REVIEWS** R. Benson advised the commission a Public Hearing has been scheduled regarding the Sign Regulation for January 16, 2019.

10. **OLD BUSINESS** None

11. **NEW BUSINESS** None

12. **PLANNING ISSUES AND DISCUSSIONS** None

13. **ZONING ENFORCEMENT OFFICERS REPORT** October – December zoning report was distributed to the commissioners.

14. **CORRESPONDENCE** None

15. **ADJOURNMENT**

B Hayn made a motion, and K Godbout seconded to adjourn the January 2, 2019 Planning and Zoning meeting at 7:40 p.m.

The motion carried 7-0-0.

Respectfully Submitted,



Kamey Cavanaugh
Recording Clerk