

COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, August 17, 2011
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING AT 7:00 P.M.
Room 1

AGENDA

RECEIVED
COLCHESTER, CT
2011 AUG 11 AM 8:50
Nancy A. Bray
NANCY A. BRAY
TOWN ENGINEER

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings – Minutes of Regular Meetings – July 20, 2011
5. Public Hearings - None
 - A. SE#11-008-NERP Holding & Acquisitions Co. LLC, S. Guarnaccia, et al Applicant/Owner; Special Exception/Site Plan application per Section 6.7 to construct a 2-building retail development with associated parking and drainage within the Aquifer Protection Zone, Map #03-09, Lot #018-000, General Commercial/APZ Zones. Property is located on the south west corner of the intersection of New London Rd. (A.K.A. CT RTE. 85) and Lake Hayward Rd. (**Public Hearing opened 7/20/2011, continued to 8/17/2011**)
 - B. RC#11-207- Town of Colchester P&Z Applicant; An Application to amend the texts of the Subdivision and Zoning Regulations of the Town of Colchester to pertaining to pedestrian access. In particular to amend the following Subdivision Regulations:
 - A. Amend **Section 6.3.12** with new text pertaining to required sidewalk locations;
 - B. Delete **Section 6.3.12.1.4** in its entirety;
 - C. Amend **Section 6.3.12.1.5 a** to clarify language and to add subsection b to the Commission findings;Amend the following Zoning Regulations:
Amend **Section 12.3.14**-to delete the reference to fee in lieu of sidewalk construction and to add language regarding required sidewalk locations and waiver provisions. (**Public Hearing to open 8/17/2011**)
6. Preliminary Reviews --
7. New Business & Applications Received
8. Five Minute Session for the Public
9. Pending Applications -
 - A. SE#11-008-NERP Holding & Acquisitions Co. LLC, S. Guarnaccia, et al Applicant/Owner; Special Exception/Site Plan application per Section 6.7 to construct a 2-building retail development with associated parking and drainage within the Aquifer Protection Zone, Map #03-09, Lot #018-000, General Commercial/APZ Zones. Property is located on the south west corner of the intersection of New London Rd. (A.K.A. CT RTE. 85) and Lake Hayward Rd. (**Public Hearing opened 7/20/2011; continued to 8/17/2011.**)
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 - A. Amend **Section 6.3.12** with new text pertaining to required sidewalk locations;
 - B. Delete **Section 6.3.12.1.4** in its entirety;
 - C. Amend **Section 6.3.12.1.5 a** to clarify language and to add subsection b to the Commission findings;

Amend the following Zoning Regulations:

Amend **Section 12.3.14**-to delete the reference to fee in lieu of sidewalk construction and to add language regarding required sidewalk locations and waiver provisions. (**Public Hearing opened 8/17/2011**)

10. Old Business

11. Planning Issues & Discussions

A. Distribution of completed Draft of Zoning Regulations

12. Zoning Enforcement Officer's Report - July 2011

13. Correspondence

14. Adjournment