

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, February 3, 2016
127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; John Novak, Vice Chairman; Mark Noniewicz, John Rosenthal and Jason Tinelle; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Dave Gesiak

STAFF PRESENT: Randy Benson, Asst. Planner/ZEO; and Gail Therian, Clerk

1. **CALL TO ORDER** –Chairman Mathieu called the meeting to order at 7:04 p.m.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance.

3. **Additions to Agenda**

R. Benson asked that "Clarification of Regulations" be added as Item C under "Planning Issues and Discussions".

Motion by M. Noniewicz, seconded by J. Novak that "Clarification of Regulations" be added as Item C under "Planning Issues and Discussions". **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting January 6, 2016

Motion by M. Noniewicz, seconded by J. Novak to approve the Regular Meeting Minutes of January 20, 2016 as written. **Motion carried unanimously.**

5. **Public Hearings** –

- A. **Special Permit #16-001 Matt Walsh, Applicant/The Colvest Group, Owner**, Application for Special Permit to construct building mounted and directional signs as per Section 11.6 of the Land Development Regulations. Property located at 95 Linwood Avenue, Assessor's Map 11-00, Lot 023-000, located in the Town Center Zone (Public Hearing opened on 1/20/16, continued to 2/3/16 ;)

Chairman Mathieu asked the members of the audience if anyone had any concerns or comments about the members of the Commission that were seated for the Public Hearings. No comments were made. He went on to explain the Public Hearing procedure.

R. Benson told the Commission that the applicant had not received a plan from Starbucks until late this afternoon and would present the revised plan at this meeting.

Speaking in Favor

Matt Walsh, Vice President of Tim's Signs, distributed copies of the revised plans and pictures of several Starbuck's buildings with signage from around Connecticut. .

Discussion followed regarding the signage permitted under the current Regulations. Mr. Walsh said that Starbuck's had tried to combine the logo circle with the Drive thru sign because they are concerned about visibility. The Commission told the applicant that there is to be no name or advertising on the directional signs. The Commission agreed that there were no substantial changes from the original plan and suggested that the applicant work with staff and present revised plans at the next meeting.

Speaking in Opposition – No one spoke

Motion by M. Noniewicz, seconded by J. Rosenthal to continue the Public Hearing on Special Permit #16-001 to the next regularly scheduled meeting ton February 17, 2016. **Motion carried unanimously**

6. **New Business & Applications Received:** -None

7. **Five Minute Session for the Public** – No one spoke

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8. Pending Applications:-

- A. Special Permit #16-001 Matt Walsh, Applicant/The Colvest Group, Owner, Application for Special Permit to construct building mounted and directional signs as per Section 11.6 of the Land Development Regulations. Property located at 95 Linwood Avenue, Assessor's Map 11-00, Lot 023-000, located in the Town Center Zone (Public Hearing opened on 1/20/16, continued to 2/3/16 and 2/17/16 ;)

Motion by M. Noniewicz, seconded by J. Novak to postpone action on Special Permit #16-001 as the Public Hearing is still open.
Motion carried unanimously

9. Preliminary Reviews – None

10. Old Business – None

11. Planning Issues & Discussions –

A. **Regulation for small lot farming**

Chris Bourque, Chairman of the Agriculture Commission, presented proposed regulations drafted by the Agriculture Commission regarding the keeping of small animals on smaller than 2.3 acres of land. The Commission reviewed the proposed regulation and asked Mr. Bourque to work with R. Benson, Assistant Planner/Zoning Enforcement Officer to refine this proposed regulation.

B. **Discussion on possible grant**

R. Benson said that Staff is currently working on a grant extension for sidewalks in the Lebanon Avenue area near Northwoods and Settler Green developments. He said the Staff is also looking at obtaining a grant to create a town green in the Westchester area. Discussion followed regarding the creation of a town green in the Westchester area.

C. **Clarification of regulations**

R. Benson said that two (2) questions have come up during conversations with developers regarding multi-family housing. He said that two of the regulations need clarification. The first is Section 4.5 in the Suburban Zone. He said that the paragraph regarding the buildable square seems to be out of place and should be in Section 4.4, not 4.5. The Commission said that the paragraph should be eliminated.

He said the second question was regarding the conflict between Section 4.5 and Section 8.1-1A regarding the maximum units in a building. Discussion followed and the Commission instructed R. Benson to tell the applicant that ten (10) units per building will be allowed. These changes will need to be amendments to the Regulations and follow the procedure for amendments to the Regulations.

12. Zoning Enforcement Officer's Report –

R. Benson distributed a copy of his Zoning Enforcement Officer's report for January 2016. Discussion followed regarding several outstanding enforcement actions.

13. Correspondence – None

14. Adjournment

Motion by M. Noniewicz, seconded by J. Rosenthal to adjourn at 8:10 p.m. **Motion carried unanimously.**