

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 4, 2012
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.**

MEMBERS PRESENT: Chairman Joseph Mathieu; Mark Noniewicz, Dave Gesiak, Stacey Brown, John Novak; Alternate: Jason Tinelle

MEMBERS ABSENT: John Rosenthal

STAFF PRESENT: Adam Turner, Planning Director; Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk;

1. **CALL TO ORDER** – Chairman Mathieu called the meeting to order at 7:05 p.m.
2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. J. Tinelle was seated as a voting member.

3. **Additions to Agenda** – None
4. **Minutes of Previous Meeting - Regular Meeting – December 7, 2011**

Motion by M. Noniewicz, seconded by D. Gesiak to approve the minutes of the December 7, 2011 as presented. **Motion carried unanimously.**

5. **Public Hearings** – None
6. **Preliminary Reviews** - None
7. **New Business & Applications Received** -

A. Election of Officers

Motion by M. Noniewicz, seconded by J. Novak to open the Nomination of officers for 2012. **Motion carried unanimously.**

M. Noniewicz nominated J Mathieu as Chairman. D. Gesiak seconded the nomination. There were no other nominations.

Motion by M. Noniewicz, seconded by S. Brown to close the nominations for Chairman. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by S. Brown to open the nominations for Vice Chairman. **Motion carried unanimously**

M. Noniewicz nominated S. Brown as Vice Chairman. Seconded by J. Novak. There were no other nominations.

Motion by M. Noniewicz, seconded by J. Novak to close the nominations for Vice Chairman. **Motion carried unanimously.**

S. Brown nominated M. Noniewicz as Secretary. J. Novak seconded the nomination. There were no other nominations

Motion by M. Noniewicz, seconded by D. Gesiak to close the nominations for Secretary. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by S. Brown to close nominations for the Commission Officers for 2012. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by S. Brown to approve the nominations of J. Mathieu as Chairman; S. Brown as Vice Chairman; and M. Noniewicz as Secretary. **Motion carried unanimously.**

8. **Five Minute Session for the Public** – None

NANCY A. BRAY
TOWN CLERK

Nancy A. Bray

2012 JAN -6 PM 1:36

RECEIVED
COLCHESTER, CT

9. Pending Applications -

- A. SD#2011-016 VE Linwood, LLC, applicant/owner; Site Plan Modification to traffic island on Route 16 (Received by Commission 12/7/11 – must act on or by 2/1/12. Scheduled for Review 1/4/12.)**

C. Grimord informed the Commission that this site plan addressed the removal of the traffic island on Route 16. He said revised plans have been received and that the outstanding Staff's comments would be addressed during this evening's presentation by the applicant's representatives. He distributed a copy of a memo from John DeCastro (State DOT office dated December 23, 2011) stating that the proposed plan was conceptually acceptable to the State, but further reviews would be conducted by the Traffic office in Newington, CT. A discussion followed regarding the likelihood of a State's approval of the project before the Commission's decision is required.

Mike Tarbell, of Tarbell & Heinz, representing the applicant, presented the proposed plan and addressed the safety concern issues associated with the existing traffic island. He said that some customers of the Dunkin Donuts located on Linwood Avenue (Route 16) are using alternative methods to access the site because of the left turn in and out restriction caused by the existing traffic island. He said that there were three (3) possible solutions to this problem: 1) enforcement by local Police; 2) increase the visibility of the traffic island; 3) increase the length of the island. He explained how these options were not feasible and presented the plan to bring full access into the site by widening the road and dedicating a east bound left turn lane. He said that in his opinion the letter from John DeCastro is a positive indication of the potential approval by the State of this project.

Scott Hesketh, PE, of F.A. Hesketh & Associates, Inc., explained the results of the traffic study to the Commission members. He spoke about how traffic would flow if the traffic island is removed and the road widened. Discussion followed regarding the effects on the traffic flow on Route 16.

Chairman Mathieu asked the Commission to reconsider their direction to Staff from the December 7, 2011 meeting to to hire an Independent Traffic Consultant. He said that with the traffic studies conducted now and in the past and the State reviewing the new application, perhaps the need for an additional traffic study was unnecessary. The Commission by consensus agreed with Chairman Mathieu. The Commission requested Staff to provide information on the chronological background of the development of the site in order to help in their deliberation at the January 18, 2012 meeting.

- B. SUB #11-425 – Piechta, 7-lot Resubdivision – McDonald and Hominick Roads (**Public Hearing Scheduled for 1/18/12**)**

- C. SE #11-012 Colchester Construction, LLC Private Recreation Facility on Parum Road. Received on 11/16/11 – (**Public Hearing Scheduled for 1/18/12.**)**

Chairman Mathieu noted that the two applications are scheduled for Public Hearing on January 18, 2012.

10. Old Business – None

11. Planning Issues & Discussions

A. Commission Review of Draft Regulations

The Commission reviewed the Draft Regulations Sections on Parking, Loading, and Road Access Requirements and Signs.

A. Turner told the Commission that he is presently working on several other sections and will email a copy to them when the section is completed.

12. Zoning Enforcement Officer's Report - None

13. Correspondence – None

14. Adjournment

Motion by J. Tinelle, seconded by D. Gesiak to adjourn at 9:36 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk