

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 5, 2012
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 1
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; Vice Chairman Stacey Brown; John Rosenthal, Christopher Bakaj and John Novak; Alternate: Jason Tinelle;

MEMBERS ABSENT: Mark Noniewicz; Dave Gesiak; Stan Soby, Board of Selectman Liaison

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 7:04 p.m. J. Tinelle was seated as a voting member.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – July 18, 2012

Motion by J. Novak, seconded by J. Rosenthal to approve the Minutes of the Regular Meeting of July 18, 2012 as presented. **Abstentions:** J. Rosenthal and C. Bakaj All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

7. **New Business & Applications Received:-**

- A. **CGS#12-044-CGS 8-24 application of the Town of Colchester** to discontinue a portion of Reservoir Road.
(Application received 8/15/12, must act by 9/19/12)

C. Grimord said that his Staff Review dated August 13, 2012 was included in the Commissioner's packets and explained in detail this proposed discontinuance of a portion of Reservoir Road. He explained that the discontinuance would dissolve the Town's ownership of the road and would affect three (3) existing property owners. All abutters have been notified. Discussion followed regarding the limits of the road discontinuance and its effects on surrounding properties.

Motion by S. Brown, seconded by J. Tinelle to submit a favorable report to the legislative body to formally "Discontinue" the portion of Reservoir Road westerly of a point 680' from the centerline intersections of Reservoir Road and Scott Hill Road, to the easterly boundary of the City of Norwich Reservoir per the map submitted titled: "Property Map" showing portion of Reservoir Road to be discontinued" prepared for the Town of Colchester, 1" = 40', August 13, 2012, prepared by Robert Weaver. **Motion carried unanimously.**

- B. **Request from Four Gosses, LLC** (owner) to **EXPIRE** the approved subdivision known as "The Forrest at Colchester" for 12-lots on 130.2 acres off Bulkeley Hill Road and to release the currently held bond for the road construction.

C. Grimord told the Commission that the owner has asked that "The Forrest at Colchester" subdivision be expired and that the bond for the road construction be released. He told the Commission that the 14 acres of Open Space already conveyed to the Land Trust will remain in their possession.

A. Turner gave a brief history of this subdivision.

Motion by J. Rosenthal, seconded by J. Novak to expire the approved subdivision known as "The Forrest at Colchester" for 12-lots on 130.2 acres off Bulkeley Hill Road and to release the currently held bond for the road construction. **Motion carried unanimously.**

- C. **Re-SUB#11-425-Joseph Piechta** owner/applicant-Request for second, and last 90-day extension in which to file the mylars of the approved 7-lot re-subdivision of 103.5 acres at McDonald Road and Homonick Road, Map #02-08, Lots #21 & 13.

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TOWN CLERK
Nancy A. Bray

C. Grimord told the Commission that one extension to file the approved mylars had been granted. The deadline for this extension is September 20, 2012. The owner/applicant has submitted a letter requesting the second and last 90 day extension. The new deadline to file the mylars if the extension is granted will be December 7, 2012.

Motion by J. Rosenthal, seconded by S. Brown to grant the owner's request for a second and last 90 day extension in which to file the mylars on Re-Sub #11-425. **Motion carried unanimously.**

- D. **SDP#12-020-Seabird Enterprises** owner, Joe Holms applicant, Modification to the existing Site Plan to add 8 additional paved parking spaces at 460 New London Rd., Tax Map #01-10, Lot#006-001, R-60 Zone. (Received 9/5/12, action by 11/7/12) To be received only

This application was for receipt only.

- E. **SE#12-017, Kelleen Savage, Applicant/Owner:** Application for a Special Exception for the use of a Mobile Home as a temporary dwelling at 442 New London Rd. pending repairs to the house from fire damage. Assessors Map# 01-10, Lot# 008-000, R-60 Zone. To be received only, PH scheduled for 9/19/12.

This application as for receipt only and the Public Hearing is scheduled for September 19, 2012.

8. **Five Minute Session for the Public** No one spoke

9. **Pending Applications:**

- A. **CGS#12-044-CGS 8-24 application of the Town of Colchester** to discontinue a portion of Reservoir Road.

This application was acted on under Item 7.

- B. **Request from Four Gosses, LLC** (owner) to **EXPIRE** the approved subdivision known as "The Forrest at Colchester" for 12-lots on 130.2 acres off Bulkeley Hill Road and to release the currently held bond for the road construction.

This application was acted on under Item 7.

- C. **Re-SUB#11-425-Joseph Piechta** owner/applicant-Request for second, and last 90-day extension in which to file the mylars of the approved 7-lot re-subdivision of 103.5 acres at McDonald Road and Homonick Road, Map #02-08, Lots #21 & 13.

This application was acted on under Item 7.

10. **Old Business** -

- A. **Update on Dunkin Donut Island Removal – Mike Tarbell**

Mike Tarbell, Tarbell and Heinz, told the Commission that he has met with the State on several occasions regarding the paving in the area of the change to the traffic island removal in front of Dunkin Donuts on Linwood Avenue. He explained the process that will be used and the timeline for the completion of the project.

11. **Planning Issues & Discussions** -

- A. **Land Development Regulations**

A. Turner said that the Draft Land Development Regulations have been forwarded to Town Counsel for their review. He asked for the Commission's input on several proposed definitions and policy issues regarding proposed uses in the rural zone. Discussion followed. He reviewed the timeline for presenting the proposed Land Development Regulations to other Commissions and the public.

- B. **Update on Water/Sewer Expansion**

A. Turner said that the State will begin working on the Water/Sewer Expansion in the Route 85 and Lake Hayward Avenue area this week. He said that this will be a 24-month project including the water/sewer expansion and the building of the State

Maintenance facility. He has been in contact with Tractor Supply and this project should begin in the spring of 2013. Discussion followed.

12. Zoning Enforcement Officer's Report July 2012

A. The Owners of 392 Chestnut Hill (Angelo's Bakery) to provide a status update on the relocation of their business.

C. Grimord updated the Commission on the status of the relocation of Angelo's Bakery at 392 Chestnut Hill. He said he has issued a Cease and Desist Order on August 29, 2012 and that he has been informed that a new location has been found. He will update the Commission at the next meeting on the progress of the relocation.

C. Grimord told the Commission that he has issued a two-year renewal through 2014 for Excavation and EMPAR activities for R. Baldi on Miller Road. The issues with EMPAR have been resolved. He said that after reviewing the required quarterly water tests, he is in agreement with Mr. Baldi's engineer that the requirement for a quarterly report can be changed to a yearly report.

13. Correspondence –

A. Letter from Steve Fedus dated 7/21/12

A copy of the letter was included in the Commissioner's packets.

14. Adjournment

Motion by J. Novak, seconded by J. Tinelle to adjourn at 9:12 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk