

**COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, FEBRUARY 6, 2013
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.**

MEMBERS PRESENT: Vice Chairman John Novak, John Rosenthal, Dave Gesiak and Christopher Bakaj; Alternate: Jason Tinelle

MEMBERS ABSENT: Chairman Joseph Mathieu; Mark Noniewicz, and Stacey Brown, Stan Soby, Board of Selectman Liaison

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

1. **CALL TO ORDER** – Vice Chairman Novak called the meeting to order at 7:00 p.m.

2. **Roll Call**

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

3. **Additions to Agenda** –

C. Grimord distributed a copy of a memo regarding an amendment to the agenda: "Item 7C – SE #11-012-Colchester Construction, LLC, RE: Karate Studio at 50 Parum Road: Request for Commission modification per Section 12.5.3.C.13 to allow overhead utilities to the site."

So moved, by J. Rosenthal, seconded by D. Gesiak. **Motion carried unanimously.**

4. **Minutes of Previous Meetings – Minutes of Regular Meetings – January 16, 2013**

Motion by J. Rosenthal, seconded by J. Tinelle to approve the Minutes of the Regular Meeting of January 16, 2013 presented. **Abstentions:** D. Gesiak and C. Bakaj All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** –

A. River Rd. Re-Subdivision - A. Falk Von Plachecki

C. Grimord said this preliminary review was regarding a Re-subdivision of a family property on River Road.

Falk von Plachecki, Land Surveyor, explained that this property has been in the family for many years and a first cut of the land was done in the 1990's. Presently there are two houses on this property and a re-subdivision of the land will result in each house on its own lot and would bring the property into conformance. He said that he was before the Commission for a consensus regarding the creation of a flag lot. He stated that he will also have to apply to the Zoning Board of Appeals for variances. Discussion followed. The Commission consensus was that they would look favorably on the creation of a flag lot because it would make the property more conforming.

B. Create Living Community

Vyrjil Buus, President and Board Chair, of Creative Living Community of CT, Inc. discussed potential development of the Stembek property at 110 Prospect Hill Road. He outlined his proposal for a residential farming community for adults with disabilities that might include housing, agricultural uses and on site sales. Discussion followed.

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

A. Re-Sub #13-428-Ostroski-A 2-lot re-subdivision of property off Pickerel Lake Rd. Assessors Map 03-20 Lot#029-000, R-80 Zone (Received 2/6/13, PH scheduled for 2/20/13)

C. Grimord told the Commission that this application was for receipt only and that the Public Hearing is scheduled for the February 20, 2013 meeting. He asked that the Commissioners plan on attending this meeting as the application is requesting waivers for Open Space and the sidewalks.

B. SE#13-018-Suarez-Application for an Accessory Apt. at 691 Norwich Ave., Assessors Map #4E-05, Lot #023-001, R-60 Zone. (Received 2/6/13, PH scheduled for 2/20/13)

RECEIVED
COLCHESTER, CT
2013 FEB - 7 PM 2:11
NANCY A. BRAY
TOWN CLERK

C. Grimord told the Commission that this application was for receipt only and that the Public Hearing is scheduled for the February 20, 2013 meeting.

- C. **SE#11-012 Colchester Construction, LLC, re: Karate Studio at 50 Parum Road:** Request for Commission modification per Section 12.5.3.C.13 to allow overhead utilities to the site.

Vice Chairman Novak recused himself from this application. Commission member J. Rosenthal took over as Acting Chairman.

C. Grimord told the Commission that the Karate Studio has received a conditional Certificate of Zoning Compliance. The approved plan was not followed regarding the installation of underground utilities and the Regulations require Commission approval of overhead utilities.

Bob Gagnon, developer, explained why overhead utilities were installed instead of underground utilities. Discussion followed.

Acting Chairman Rosenthal suggested that this item be discussed at the February 20, 2013 meeting to allow the Commission members absent this evening to take part in the discussion. The Commission agreed to this suggestion.

8. Five Minute Session for the Public

James Spillane, residing at 72 Prospect Hill Road, spoke about the handling of vacant homes and property taxes; a blight ordinance; and public utilities being extended to the Prospect Hill Road area.

9. Pending Applications:- None

10. Old Business - None

11. Planning Issues & Discussions -

A. Land Development Regulations

A. Turner told the Commission that he has met and presented the draft Code to the Open Space, Conservation Commission, Zoning Board of Appeals, the Agricultural Commission and the Economic Development Commission. He will be meeting with the Historic District Commission and again with the Agricultural Commission next week. He will also meet again with the Zoning Board of Appeals after Town Counsel reviews the draft regulations that are pertinent to the applications that are heard by this Board. He has received numerous comments from these Boards and Commission and they are being compiled for Commission review. The draft Regulations and draft Zoning Map remain on line for the public to view. He advised the Commission that two public informational meetings are scheduled for February 12 and February 26, 2013 and will be noted in the Rivereast. Commission members should advise the office if they plan on attending these meetings so that a Special Meeting Agenda could be posted if more than three members plan on attending either of these two meetings.

B. Commission Discussion on Plan of Conservation and Development

A. Turner told the Commission that staff is in the process of gathering information regarding population, housing and financial information. He is planning on conducting surveys regarding goals and policies. He plans to present information in the near future.

12. Zoning Enforcement Officer's Report -

C. Grimord told the Commission that he will have a report at the next meeting.

13. Correspondence -

A. Agroschi business at Dr. Foote Road

A. Turner told the Commission that a company called Agroschi is planning to occupy the former Nova Electronics building at the corner of South Main Street and Dr. Foote Road. Agroschi currently employs 12 people and hopes to expand this number in the future. Staff was pleased that the space was finally occupied.

14. Adjournment

Motion by J. Tinelle, seconded by D. Gesiak to adjourn at 8:08 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk