



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

---

## **COLCHESTER PLANNING AND ZONING COMMISSION** **NOTICE OF PUBLIC HEARING**

**WEDNESDAY, AUGUST 17, 2011, 7:00 PM**  
**PUBLIC HEARINGS AT 7:00 P.M. REGULAR MEETING TO FOLLOW**  
**TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT**

**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.

The full text of the proposed amendments is available for review in the Town Clerks office, the Land Use Office or on the Town's web site.

## SUBDIVISION REGULATION CHANGES

### EXISTING TEXT:

6.3.12 - *Public pedestrian access is required by the Commission as established in this section. All forms of public pedestrian access shall be constructed per Section 7.7 of the Subdivision Regulations. Sidewalks shall be required within one-mile of a public school, in areas where expected pedestrian and/or vehicular traffic generated by high residential densities, commercial, industrial or institutional activities make sidewalks necessary for public safety, as determined by the Commission. Sidewalk requirements shall not be waived within a one-mile radius of a public school. The one-mile requirement shall be measured along town or state roadways and not as the "crow flies".*

6.3.12.1 *Sidewalks and trails: Every subdivision shall make provision for pedestrian accessibility and circulation. This requirement shall be met through one of the following options:*

6.3.12.1.1 *Provision for sidewalks on one side of the street on the land being subdivided. This requirement includes both roads/streets created as part of the subdivision or along existing Town Roads. The commission may require sidewalks on both sides of a created road/street should traffic or other conditions warrant as defined in Section 12.2.14 of the Colchester Zoning Regulation.*

6.3.12.1.2 *Sidewalks and or public trails unrelated to roads where pedestrian access to schools, shopping, or employment centers is possible.*

6.3.12.1.3 *Public trails constructed of material acceptable to the Commission within open space areas on the land being subdivided or, with the approval of the landowner and the Commission, on other open space areas in Colchester.*

~~6.3.12.1.4 The payment of a fee for the development of sidewalk/public trail construction on other locations in Colchester as per Section 12.3.14 of the Zoning Regulations.~~

6.3.12.1.5 *The Commission may waive the requirements of Section 6.3.12.1, per Section 1.2 of these Regulations, after finding that:*

*a. the applicant is requesting to subdivide a parcel for distribution to family member(s) per CGS 8-25. Such eligibility shall be evidenced by covenants, restrictions, and contracts ~~or~~ together with legally binding documents as the Commission may approve; which documents shall be filed in the land records.*

b. that pedestrian access in the proscribed locations would not be beneficial to the community.

## ZONING REGULATION CHANGES

### EXISTING TEXT:

*Section 12.3.14: All sidewalks/public trails shall be constructed in accordance with the provisions of Section 7.7 and 6.3.12 respectively of the Subdivision Regulations. Concrete Sidewalks shall be required in areas where expected pedestrian and/or vehicle traffic generated by high residential densities, commercial, industrial or institutional activities, as well as access to public schools make sidewalks necessary for public safety. Where the above conditions are determined not to exist, the applicant may, with the approval of the Commission, ~~propose an alternative plan for pedestrian access or pay a fee for the offsite installation of sidewalks/public trails. Any fee for off-site sidewalk/public trail construction shall be placed in a fund established by the Town to be used for the construction of new and/or the repair of existing sidewalks/public trails or for acquiring additional land or easements for future sidewalks/public trails. The Planning and Public Works Departments shall prepare a priority improvement listing for sidewalk/public works repair/construction which shall be adopted by the Board of Selectman on an annual basis. As funds from the off-site pedestrian fee program are deposited with the Town and when a balance is reached that exceeds the top ranked project on the sidewalk priority improvement list, that project shall be constructed/repaired/acquired using those funds.~~*

*~~The offsite fee shall be identified annually by the Town Engineer.~~*

request a waiver of these requirements. Sidewalks shall be required within a one-mile radius of a public school, and shall not be waived. The one-mile requirement shall be measured along town or state roadways and not as the "crow flies". The granting of a waiver requires ¾ approval of the Commission.