

Received for record at Colchester, Conn.
on Nov. 4, 2011 at 7:30 p.m.

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, NOVEMBER 2, 2011
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 1
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; Stacy Brown; Alternates: James Miller and John Novak;

MEMBERS ABSENT: Tom Kane, Vice Chairman; Mark Noniewicz, John Rosenthal, Dave Gesiak and Linda Hodge Brown and Linda Hodge

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 7:08 p.m.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. J. Miller and J. Novak were seated as voting members.

Chairman Mathieu noted that T. Kane, Vice Chairman of the Commission was running for the Board of Finance and would be leaving this Commission if elected. He thanked Mr. Kane for his dedication and expertise he brought to this Commission.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meeting - Regular Meeting – October 19, 2011**

G. Therian noted that the spelling of the Traffic Engineer and the name of the firm under Item 6 Preliminary Reviews should be changed to HESKETH.

Chairman Mathieu said that in the first sentence under Item 4, Minutes of Previous Meeting, it should read "Chairman Mathieu explained that an **Alternate** may participate in the Public Hearings, ask questions and make comments."

Motion by J. Novak, seconded by J. Miller to approve the minutes of the October 19, 2011 as amended. **Abstentions:** S. Brown
All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** - None

7. **New Business & Applications Received** - None

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

9. **Pending Applications** -

- A. **SE-MOD#11-015-Site Plan Modification for 315 Colchester Realty** at 315 Old Hartford Road. The initial application was approved under SE#09-008 and plan titled "Proposed Automotive Dealership" 315 Old Hartford Road, Colchester CT, prepared for 315 Colchester Realty, LLC by Provost & Rovero, Inc., 13 sheets dated 6/11/09 and revised thru 9/18/09, approved by the Commission on 10/07/09. The site is located at the NW corner of the intersection of Old Hartford Road and Upton Road, map #09-00, Lot#012 & 012-1, General Commercial/Business Zones. (Received on 10/5/2011, Decision Required by 12/7/2011)

C. Grimord told the Commission that this application is for a site modification to Phase the approved site plan and was presented at the last meeting. The Commission had requested revised plans showing more landscaping based on their concerns about the completion of Phase 2. He distributed copies of his Supplemental Staff Report dated November 1, 2011.

David Held, Provost and Rovero, representing the applicant, distributed copies of the revised plans to the Commission (Exhibit Item M). He said that the revised plans addressed the Commission's comments from the last meeting and explained the location and types of the additional landscaping. Discussion followed regarding the types of plantings to be used.

Motion by J. Novak, seconded by J. Miller to APPROVE Site Plan Modification #11-015 – 315 Colchester Realty, LLC Applicant/Owner for property at 315 Old Hartford Road Assessor map #09-00, Lot #012 & 012-1, General Commercial/Business Zones. Site Plan was originally approved under Special Exception Application SE#09-008 and specific to modified plan titled "Proposed Automotive Dealership, Phase I Development Modification of SE#09-008" 315 Old Hartford Road, Colchester, CT prepared by Provost & Rovero, Inc., 7 sheets revised 10/28/211. With the following conditions:

A. Per the original approval – add the following notes to the plans:

1. Per Section 13.12.1.C, all repairs and mechanical work shall be performed within the building.”
2. All vehicles are to be parked on the paved surfaces within the designated display areas.
3. Final plans are to indicate work to be completed in each phase;

Motion carried unanimously.

10. Old Business – None

11. Planning Issues & Discussions

A. Commission Review of Draft Regulations

A. Turner said that the review of the Draft Regulations would consist of the Commissions making comments and raising questions and concerns. Staff will prepare responses to the issues and comments raised at the next meeting. Discussion followed. The Commission reviewed the Draft Regulation Sections on the Rural, Suburban, Village and Future Development Districts.

A. Turner told the Commission that State bonding was approved for the State facility at the intersection of Route 85 and Lake Hayward Road and that the State will be funding the sewer expansion to this area. Discussion followed about the time line for this project.

12. Zoning Enforcement Officer's Report - None

13. Correspondence – None

14. Adjournment

Motion by J. Novak, seconded by J. Miller to adjourn at 9:02 p.m. Motion carried unanimously.

Gail N. Therian, Clerk