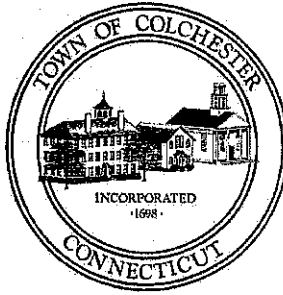


Town of Colchester

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**ZONING BOARD OF APPEALS
REGULAR MEETING
Tuesday November 21, 2023 7:00 pm
via Zoom**

MINUTES

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Members Present: Chairman Laurie Robinson, Vice Chairman Patrick Reading, Michael Sols, Bob Setchinsky, Jason Radachy
Members Absent: Quinn Kozak, alternate
Also Present: ZEO Isabelle Kisluk, Planning Director Demian Sorrentino, Land Use Assistant Stacey Churchill, applicants, public

1. **Call to Order** – Chairman Robinson called the meeting to order at 7:08 pm
2. **Legal Notice** – None
3. **Applications/Public Hearings** –

A. **Application No. ZBA 2023-004 Appeal of Notice of Zoning Violation and Order to Cease and Desist** dated September 28, 2023 and issued to Niantic Bay Group, LLC of 1967 N. Rose Hue Path, Hernando, FL 34442 for failure to provide required affordable housing within the Jordan Lane Affordable Housing Development (P&ZC Application 2021-015) that was permitted pursuant to Section 8-30g of the CT General Statutes a/k/a the Affordable Housing Appeals Act. Niantic Bay Group, LLC has submitted a "claim of error, requirement or appeal of decision made by Zoning Enforcement Officer" related to said Notice of Zoning Violation and Order to Cease and Desist. Property Locations: 34 Jordan Lane (ID#03-00/001-514); 24 Jordan Lane (ID#3-00/001-517); 22 Jordan Lane (ID#3-00/001-518); 20 Jordan Lane (ID#3-00/001-519); 16 Jordan Lane (ID#3-00/001-520); 12 Jordan Lane (ID#3-00/001-521); and 10 Jordan Lane (ID#3-00/001-522). Zoning District: Suburban Use (SU). The Board received the application. Motion by J. Radachy to add ZBA 2023-004 as an item on the December 19th regular meeting agenda. 2nd by P. Reading. Vote was unanimous, motion carried.

4. **Minutes of Previous Meetings** – Motion to table until next meeting by J. Radachy. 2nd by B. Setchinsky. Vote was unanimous, motion carried.

5. **Old Business**

- A. Continuing Education Requirements Update – all training must be completed by the end of the year.

6. New Business

- A. Review and Approve 2024 Regular Meeting Schedule – Motion by J. Radachy to approve 2024 meeting dates as presented. 2nd by M. Solis. Vote was unanimous, motion carried.
- B. Chairman Robinson asked for a motion to add the election of 2024 officers to the agenda. Motion made by M. Solis. No 2nd. No action taken.

7. Correspondence – None

- 8. Adjournment** – Motion by P. Reading to adjourn. 2nd by J. Radachy. Vote was unanimous, meeting adjourned at 7:35 pm.

Respectfully submitted by: Stacey Churchill, Land Use Assistant.