



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Mary Bylone, First Selectman

ECONOMIC DEVELOPMENT COMMISSION

Monday, August 16, 2021

6:30 p.m.

Virtual Meeting

MEETING MINUTES

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Mary Bylone

Members Present: Chair Bruce Goldstein, Jack Faski, Michael Hinchliffe, Lisandro Suarez

Others Present: Town Planner Matthew Bordeaux, First Selectman Mary Bylone, Rick Sharr, Sandra Sharr, Brendan Crowley

1. **Call To Order** – Chairman Goldstein called the meeting to order at 6:33 p.m.
2. **Public Comments** – There were no public comments.
3. **Changes or Additions to Agenda** – There were no changes or additions to the agenda.
4. **Approval of Minutes**
 - a. **June 29, 2021 Special Meeting** – Ms. Faski moved to approve the minutes with the correction of his name from Ms. Faski to Mr. Faski under Item #4 Approval of Minutes. Mr. Hinchliffe seconded the motion. The motion carried unanimously.

5. New Business

a. Discussion w/Rick Sharr re: Drive-Thru Windows in Town Center

Mr. Bordeaux introduced Mr. Sharr and described the application for Zoning Regulation Text Amendment proposed to reintroduce drive-through windows to the list of Special Permit uses in the Town Center zone. Mr. Bordeaux talked about the history of the use in Colchester and where it is currently permitted. He described the process for the text amendment and the Commission discussed their role related to the proposal.

Mr. Sharr described the environmental remediation at 120 South Main St. He explained some of the reasons he feels drive-through windows are an important part of future economic development in the Town Center.

The Commission discussed the value of the use and proposed an endorsement to be submitted as testimony at the required public hearing scheduled for the September 1, 2021 regular meeting of the Planning and Zoning Commission.

Mr. Faski moved and Mr. Hinchliffe seconded the motion:

To endorse, in concept, the Regulation Text Amendment proposal from Mr. Sharr on behalf of 120 South Main, LLC to permit Drive-Through Windows in the Town Center District subject to Special Permit approval from the Planning and Zoning Commission. The Economic Development Commission supports a diversity of uses best suited to support consumers and grow the commercial real property tax base. A prohibition on drive-through windows creates a competitive disadvantage favoring the handful of existing businesses with established drive-through features. Additionally, in light of the pandemic, as well as to accommodate an aging population and those with mobility disadvantages, drive-through windows provide access to goods and services that may be difficult otherwise. The proposed language appears to provide the Planning and Zoning Commission with enough purview to consider impacts on traffic and community character, both important features of a successful Town Center, without limiting the opportunities for undeveloped and underdeveloped sites in the commercial center of Colchester.

Mr. Goldstein called for the vote and all members voted in favor of the motion.

b. Town Planner's Report

Mr. Bordeaux reported on the status of multiple grant applications and grant funded projects. He also referred the Commission to the two Regulation Text Amendment applications that the Planning and Zoning Commission will hold public hearings regarding on September 1, 2021.

c. Discussion of Future Projects – The Commission decided to address this item at a future date.

6. Old Business – There was no Old Business discussed.

7. Correspondence – There was no correspondence reported.

8. Adjourn – Mr. Hinchliffe moved to adjourn the meeting. Mr. Faski seconded the motion and all members voted in favor. The meeting was adjourned at 7:37 p.m.