



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

Website: [www.colchesterct.gov](http://www.colchesterct.gov)

## **Planning & Zoning Commission**

### **Meeting Minutes**

**May 15, 2019**

**Town Hall Room 2 @ 7:00 pm**

1. **CALL TO ORDER** – Chairman Mathieu called the meeting to order at 7:01 pm.
2. **Members Present:** Chairman Joseph Mathieu, Vice Chairman John Novak, Meaghan Kehoegreen, Secretary Mark Noniewicz, Karen Godbout, Jason Tinelle, Bruce Hayn
3. **Members Absent:** Alternate Beverly Seeley and Board of Selectman Liaison Stan Soby

**Others Present:** Randy Benson, Planning Director, Daphne Schaub, Assistant Planner/Zoning Enforcement Officer

#### **4. APPROVAL OF MINUTES – April 17, 2019**

*K. Godbout MOTIONED to APPROVE the minutes of April 17, 2019 as amended. SECONDED by B. Hayn. MOTION CARRIED.*

#### **5. PUBLIC HEARING- None**

#### **6. FIVE MINUTE SESSION FOR THE PUBLIC – None**

#### **7. PENDING APPLICATIONS – None**

#### **8. NEW APPLICATIONS – RECEIVED**

- A. Application SP2019-01- Old Hartford Road, G.H. Trailers – Applicant, RMD Land Development, LLC- Property Owner, Assessors Map 05-10 Lot 024-000, proposed retail trailer sales facility.
- B. Application SUB2019-002 Willow Land LLC (6) Lot Sub Division, Map 03-03, Lot 004-00000
- C. Application SUB2019-003 Willow Land LLC (2) Lot Sub Division, Map 03-03, Lot 005-000

#### **9. PRELIMINARY REVIEWS – None**

#### **10. OLD BUSINESS –**

- A. Extension SUB#10-419, Baroni: Subdivision, Pickerel Lake Road, Map No. 03-20 / Lot No. 031.

R. Benson said at the last Board of Selectman meeting it was approved to accept the portion of Barone Subdivision Open Space to the Town of Colchester with the intention that it will be turned over to the State of CT. The extension is needed due to the State of CT only meeting by-annually and the next meeting they can accept this open space is in September.

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*M. Noniewicz MOTIONED to APPROVE the 2<sup>nd</sup> Extension, of SUB#10-419, known as the Estate of Robert Barone, Map 03-20 / Lot No. 31, Pickerel Lake Rd that was previously approved by the commission on 02/03/2010; the extension of the subdivision will expire on February 3, 2024. No more extensions will be granted. SECONDED by J. Novak. MOTION CARRIED*

**11. NEW BUSINESS – None**

**12. PLANNING ISSUES & DISCUSSION-**

**A. Discussion on property setbacks for previously developed property.**

The commission discussed a proposed amendment to Section 13, non-conformities and the Zoning Map. The commission requested the amendment to Section 13 be scheduled for a Public Hearing. The Chairman requested staff to provide additional research on the zoning map amendment.

**B. Discuss BOS Approval of Annual Zoning Fee**

R. Benson reported of the Board of Selectman's support of the Annual Zoning Fee. This will need to go to a public meeting and then amendments to the town charter will be made.

**13. ZONING ENFORCEMENT –** D. Schaub provided the commission with the ZEO report for April.

**13. CORRESPONDENCE –**

**14. ADJOURNMENT**

*J. Novak MOTIONED to adjourn the May 15, 2019 Planning & Zoning Commission meeting at 8:10PM. SECONDED by J. Tinelle. MOTION CARRIED*

Respectfully Submitted,

*Kamey Cavanaugh, Clerk*

**MINUTES**

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