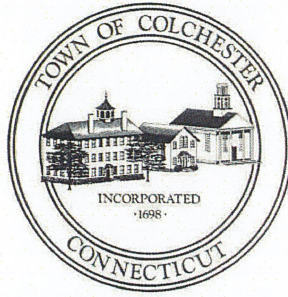


Town of Colchester

Land Use Department
127 Norwich Ave, Suite 105
Colchester, CT 06415
www.colchesterct.gov



Demian Sorrentino, AICP, Planning Director
Stacey Churchill, Land Use Assistant
Isabelle Kisluk, Asst. Planner/ZEO
Carol Szymanski, Wetlands Agent
T: (860) 537-7278

PLANNING & ZONING COMMISSION REGULAR MEETING

Wednesday, September 6, 2023 – 7:00 PM

Town Hall Meeting Room 2

MINUTES

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, M. Kehogreen, B. Hayn, S. Smith, M. Noniewicz

Absent: S. Nadeau

Also Present: Planning Director, D. Sorrentino, Assistant Planner/ZEO, I. Kisluk

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1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:04 PM
2. **Additions or Deletions to the Agenda** - None
3. **Minutes of Previous Meeting**
 - a. Regular Meeting 7/19/23 - Motion by B. Hayn to approve the minutes as written. 2nd by J. Novak. All were in favor with M. Noniewicz abstaining, motion carried.
4. **Public Hearings** - None
5. **Five Minute Session for the Public** – No public present
6. **Pending Applications** - None
7. **New Applications**
 - a. **PZC2023-012** of Stephen M. Fedus (Applicant) and Stephen M. Fedus, Trustee of the Stephen M. Fedus Trust Agreement Dated August 15, 2001 (Owner) – Special Permit and Site Plan Review for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road (Assessor's ID 21-00-003-000) Zoning District: Suburban Use (SU). Application is received by the Commission and requisite public hearing will be scheduled.
8. **Preliminary Reviews** - None
9. **Old Business** - None
10. **New Business** - None
11. **Planning Issues and Discussions**
 - a. Affordable Housing – 10% requirement for single family subdivisions and incentives discussion – D. Sorrentino presented commissioners with data on affordable housing in Colchester over the past 20 years as compiled from State Affordable Housing Appeals Lists. Commissioners discussed

10% requirement for developments per Sec. 8.2 of the Zoning Regulations and that it does apply to single-family residential subdivisions of 7 or more units approved since 2015. North Pond Estates subdivision, Kramer Road subdivision and Four Seasons apartments were discussed. The Jordan Lane 8-30g subdivision was also discussed and concerns raised about compliance with statutory affordability requirements. CT General Statutes Section 8-30g was discussed, which requires 30% of total units to be affordable, with 15% meeting 80% of CT Statewide Median Income threshold, and 15% meeting the 60% of CT Statewide Median Income threshold. Developers have expressed that the 80% units are a financial break-even, and the 60% units are a financial loss, so the number of total units in an 8-30g project needs to be high enough for the market-rate units to offset the 80% and 60% units. Developers won't build unless it is financially beneficial. D. Sorrentino presented some ideas for increasing affordability: (1) creating regulations that offer zoning flexibility in exchange for 30% affordable units similar to 8-30g, but at the 80% of CT Statewide Median Income threshold only; and (2) removing the prohibition on mobile home parks in Section 13.6 of the Zoning Regulations and establishing regulations and standards for new manufactured home parks in suitable locations. B. Hayn suggested that Town-owned properties could potentially be utilized for this. The Commission is in favor of exploring options to provide affordable housing as defined in Sec. 8-30g and housing that people can afford, which terms are not synonymous.

- b. Mandatory commissioner education/training – P&ZC and ZBA members have until the end of the year to complete 4 hours of land use commissioner training as required by Statute. SCCOG is hosting a virtual training session on Thursday 9/7/23 and the UConn CLEAR virtual advanced training seminars remain available. D. Sorrentino has sent emails with links to training resources to P&ZC and ZBA members.
- c. Zoning Enforcement Status Report - ZEO I. Kisluk gave an update on the outstanding and new zoning or blight violations since the last meeting.

12. Correspondence

- a. Robinson + Cole, LLP – Notice of Exempt Modification – 48 Westchester Rd. – No action required

13. Adjournment – Motion by B. Hayn to adjourn. 2nd by J. Novak. All were in favor, meeting adjourned at 8:02 PM

Respectfully submitted by: D. Sorrentino, Planning Director