



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

Planning & Zoning Commission

Special Meeting Minutes

January 6, 2020

ZOOM Meeting @ 7:00 pm

- 1. CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:00 pm.

ROLL CALL-

- 1. Members Present:** Chairman Joseph Mathieu, Jason Tinelle, Meaghan Kehogreen, Ian Lilly, Stephanie Smith, and Bruce Hayn.

Members Absent: John Novak, Mark Noniewicz

Others Present: Matthew Bordeaux, Planner; Daphne Schaub, ZEO; Kamey Cavanaugh, Clerk.

- 2. ADDITIONS TO THE AGENDA** – None

- 3. APPROVAL OF MINUTES** – December 16, 2020

B. Hayn MOTIONED to APPROVE the minutes of December 16, 2020. SECONDED by J. Tinelle. MOTION CARRIED

- 4. PUBLIC HEARING** – NONE

- 5. FIVE MINUTE SESSION FOR THE PUBLIC** – NONE

- 6. PENDING APPLICATIONS** – NONE

- 7. NEW APPLICATIONS**- NONE

- 8. PRELIMINARY REVIEW-**

A. CMMD LLC – Old Amston Road

Attorney Heller, 736 Rt. 32, Uncasville, CT, representing CMMD, LLC, for a preliminary review of a proposed regulation amendment. Attorney Heller referred the commission to a parcel on Old Amston Road that his client is contemplating developing. The proposed building or a series of buildings would have a total footprint of approximately 160 to 175,000SF. Attorney Heller presented a draft of a floating zone concept, which provides a regulatory structure to accommodate unique uses. Attorney Heller feels this would provide the most protection for the Town of Colchester and for his client in trying to bring a large scale agricultural building into this area. Attorney Heller stated three (3) underlying zones which are eligible to land the floating zone in Colchester; Suburban, Rural Use and Future Development. Attorney Heller stated the floating zone provides the Planning and Zoning Commission the opportunity to evaluate a proposal based on the site characteristics and location in context of other uses located within proximity to it and as to whether or not it is appropriate in that location. The Commission discussed the proposal

MINUTES

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and Chairman Mathieu suggested staff provide a description of the potential options that are available and the pros and cons from a planning perspective.

9. OLD BUSINESS- NONE

10. NEW BUSINESS –

A. Election of Officers

B. Hayn MOTIONED to table election of officers until the next regular scheduled meeting. SECONDED by J. Tinelle. MOTION CARRIED

11. PLANNING ISSUES AND DISCUSSION

A. Medical Marijuana

B. Town Center District Format Changes

12. CORRESPONDENCE

13. ADJOURNMENT

B. Hayn MOTIONED to adjourn the January 6, 2021 Planning & Zoning Commission meeting at 8:24PM. SECONDED by M. Kehogreen. MOTION CARRIED.

Respectfully Submitted,

Kamey Cavanaugh, Clerk

MINUTES

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