



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

PLANNING AND ZONING COMMISSION

Wednesday, August 18, 2021

7:00 p.m.

Virtual Meeting

MEETING MINUTES

Members Present: Chair Joe Mathieu, Mark Noniewicz, Bruce Hayn, Stephanie Smith, Meaghan Kehoeegreen

Members Absent: Vice Chair John Novak, Jason Tinelle and Ian Lily

Others Present Planner, Matthew Bordeaux, Asst. Planner/ZEO Daphne Schaub, Clerk, Kamey Cavanaugh

1. **Call To Order** – Chairman Mathieu called the meeting to order at 7:03 p.m.

2. Changes or Additions to Agenda

Mr. Noniewicz made a motion to change the language of Agenda Item 7A to read Regulation Text Amendment (2021-009) Moratorium on Cannabis Establishments. Mr. Hayn seconded the motion. The motion carried.

3. Minutes of Previous Meeting

a. July 21, 2021

Mr. Hayn moved to approve the minutes dated July 21, 2021. Ms. Kehoeegreen seconded the motion. The motion carried; Mr. Noniewicz abstained.

4. **Public Hearing-** None

5. **Five Minute Session for the Public** – None

6. **Pending Application** – None

7. New Applications

a. Town of Colchester Planning and Zoning Department – Regulation Text Amendment (2021-009) Moratorium on Marijuana Establishments

Mr. Bordeaux reported the public hearing for this agenda item is set for September 1, 2021 with notices to be in the newspaper on September 20th and 27th, 2021. The application and language can be found on the Colchester website or by clicking this link.

[DRAFT - Moratorium on Marijuana Establishments](#)

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MINUTES

Wednesday, August 18, 2021

Planning & Zoning Commission

b. Sharr Realty – 139 S. Main Street - Site Plan Modification Administrative Review (2021-010)

Mr. Bordeaux stated this item falls under the recently approved regulation amendment for administrative approval for minor modifications of previously approved site plan. This is an application that is currently being processed, and a conclusion by staff has not yet been reached. After staff has reviewed, it will then be determined if it can be approved by staff or will need to be referred to the commission for review.

c. 120 South Main, LLC – 139 South Main Street – Regulation Text Amendment (2021-011) Drive-Through Windows in Town Center

Mr. Bordeaux reported the public hearing for this agenda item is set for September 1, 2021 with notices to be in the newspaper on September 20th and 27th, 2021. The application and language can be found on the Colchester website or by clicking this link.

[DRAFT - Drive-Through Window in Town Center](#)

8. Preliminary Reviews- None

9. Old Business – None

10. New Business- None

11. Planning Issues and Discussions

a. Section 8.2 – Affordable Housing for Two-Family Residential Structures

Mr. Bordeaux stated that the Regulations distinctly define single family, two-family and multifamily residential uses. Recently it has been brought to the attention of staff that when you look at the affordable housing inclusion zoning regulations in Section 8.2, they make the distinction between single family and multifamily. Staff is looking for direction as to how to apply the inclusionary zoning regulations to a two-family (2 units on a single lot). Staff will research surrounding towns and further information will be provided to the Commission for discussion.

12. Old Business – None

13. New Business – None

14. Correspondence

a. Public Hearing Notice from Town of East Haddam

This notice has been presented to the members of the Planning and Zoning Commission for review due to Colchesters proximity to East Haddam.

MINUTES

Wednesday, August 18, 2021
Planning & Zoning Commission

b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

Included for review. Discussion of accessory apartments and the 'opt out' provision. The discussion of creating a sub-committee to further educate the members will be on a September agenda and staff will create a list of resources that would be needed to address the issues.

15. Adjournment –

Mr. Hayn moved to adjourn. Ms. Kehogreen seconded the motion and all members voted in favor. The meeting of August 18, 2021 adjourned at 8:02 p.m.

Respectfully Submitted,

Kamey Cavanaugh, Clerk

MINUTES

Wednesday, August 18, 2021
Planning & Zoning Commission