



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

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

## PLANNING AND ZONING COMMISSION

Wednesday, October 6, 2021

7:00 p.m.

Virtual Meeting

## MEETING MINUTES

RECEIVED  
COLCHESTER, CT  
2021 NOV 30 AM 11:23  
Gayle Furman  
TOWN CLERK

**Members Present:** Chair Joe Mathieu, Vice Chair John Novak, Mark Noniewicz, Bruce Hayn, Stephanie Smith, Meaghan Kehoeegreen

**Members Absent:** 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 7:00 p.m.

Chairman Mathieu reported a letter of resignation has been received from Mr. Tinelle. Chair Mathieu and the commissioners thanked Jason for his time given to the commission and wishes him well.

2. **Changes or Additions to Agenda** - None

3. **Minutes of Previous Meeting**

- a. **September 1, 2021**

*Mr. Noniewicz moved to approve the minutes dated September 1, 2021 as amended.*

*Mr. Hayn seconded the motion. The motion carried.*

- b. **September 15, 2021**

*Mr. Novak moved to approve the minutes dated September 15, 2021. Mr. Hayn seconded the motion. The motion carried.*

4. **Public Hearing-**

- a. **Town Niantic Bay Group LLC – 347 Cabin Rd, Resubdivision (2021-007)**

Daphne Schaub read the call for the record.

Matt Bordeaux reported to the commission this application being a resubdivision on Cabin Road, considered Phase 2, for 6 single family lots. The proposal included water and sewer connection. Town Staff has reviewed and signed off on, as it meets zoning requirements.

## MINUTES

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Greg Fedus; PE, Fedus Engineering, representing the applicant was before the commission. Mr. Fedus reported of the time spent with town staff, both planning and engineering items and concerns have been satisfied.

Chairman Mathieu asked if there was anyone present to speak in favor or in opposition of the application.

Kim Russo, resident of Colchester, expressed concern with the developer and the chances of the project begin and then not be able to be completed, leaving it half developed. Ms. Russo asked the commission to seriously consider the developer and their ability to complete the project as approved.

***Mark Noniewicz made a motion to close the Public Hearing portion on application (2021-007) Town Niantic Bay Group LLC – 347 Cabin Rd, Resubdivision. Mr. Hayn seconded the motion. The motion carried.***

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

**6. Pending Application – None**

**7. New Applications - None**

**8. Preliminary Reviews- None**

**9. Old Business – None**

**10. New Business-**

**a. Town Niantic Bay Group LLC – 347 Cabin Rd, Resubdivision (2021-007)**

***Mr. Noniewicz with regards to resubdivision 2021-007, the commission waives the requirements to require sidewalks per section 6.3.12.1 as sidewalks would not be beneficial to the community. Motion was seconded by Mr. Hayn. Motion carried unanimously.***

***Mr. Noniewicz moved to approve application of Niantic Bay Group LLC, 347 Cabin Road, Re-subdivision No. (21-007) for the proposed six (6) lot resubdivision (MBL 03-00-001-005) consisting of six (6) single-family homes on approximately 6.61 acres in the Suburban Use District with conditions specific to the plans titled “RE-SUBDIVISION LOT 5 JORDAN ALLEY” prepared by Fedus Engineering, LLC., prepared for Niantic Bay Group, LLC., dated June 10, 2021 and last revised on 9/14/2021 subject to the following conditions:***

**MINUTES**

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1. *The Board of Selectmen must deem the extension of the public sewer line an appropriate activity to take place on the Town owned Open Space.*
2. *The unit density shall be limited to that of single-family homes serviced by public water and sewer as outlined Section No. 4.4.1, Dimensional Requirements in the SU, Applicability of Dimensional Requirements for Single-Family Homes;*
3. *The water and sewer comments in the memo dated October 4, 2021 from Pam McCann be incorporated, noting the conditions for the HOA be responsible for sewer pump station maintenance.*
4. *A Subdivision Bond in an amount and form acceptable to the Town shall be held by the Town. Such bond shall remain in full force and effect until all of the bonded public improvements have been completed and accepted by the Town.*
5. *An Erosion and Sediment Control Bond in an amount and form acceptable to the Town shall be held by the Town. Such bond shall remain in full force and effect until all erosion and sediment control measures have been satisfied and accepted by the Town; and*
6. *A Landscaping Bond shall be held by the Town for the first two spring growth periods;*

*Motion was seconded by Mr. Hayn. Motion carried unanimously.*

**11. Planning Issues and Discussions- None**

**12. Correspondence - None**

**13. Adjournment –**

*Mr. Hayn moved to adjourn. Ms. Kehogreen seconded the motion and all members voted in favor. The meeting of October 6, 2021 adjourned at 8:20 p.m.*

Respectfully Submitted,

Kamey Cavanaugh, Clerk