



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Mary Bylone, First Selectman

PLANNING AND ZONING COMMISSION

Wednesday, February 17, 2021

7:00 p.m.

Virtual Meeting

MEETING MINUTES

Members Present: Chair Joe Mathieu, Mark Noniewicz, Bruce Hayn, Meaghan Kehogreen, Jason Tinelle, Stephanie Smith, John Novak

Members Absent: Ian Lilly

Others Present: Town Planner Matthew Bordeaux, Asst. Planner/ZEO Daphne Schaub

1. **Call To Order** – Chairman Mathieu called the meeting to order at 7:01 p.m.
2. **Changes or Additions to Agenda** – There were no additions to the Agenda.
3. **Minutes of Previous Meeting**
 - a. **January 20, 2021** – Mr. Hayn moved to approve the minutes. Mr. Noniewicz seconded the motion. The motion carried unanimously. Mr. Novak abstained.
4. **Public Hearing** – There were no public hearings.
5. **Five Minute Session for the Public** – There were no public comments.
6. **Pending Application** – None
7. **New Applications**
 - a. **CMMD, LLC – Regulation Amendment (2021-001)**
 - b. **Edward Wasnieski / Harvey Pond View LLC – 167 Marvin Rd. Special Permit (2021-003)**
8. **Preliminary Reviews** - None
9. **Planning Issues and Discussions** – Mr. Bordeaux provided the Commission an updated on some revisions to the working draft regarding Solar Energy Systems. Mr. Bordeaux noted the addition of language addressing the potential impact of large-scale solar farms on potentially productive agricultural soils. He also included language to outline standards for decommissioning solar farms and restoring disturbed sites.

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The Commission asked staff to continue to seek comparable regulations regarding financial guarantees for decommissioning and restoration.

Mr. Hayn raised a concern regarding the requirement for public utilities to be installed in any proposed development in the Future Development District.

10. Old Business – None

11. New Business - None

12. Correspondence – Mr. Mathieu asked Ms. Schaub to remind the Commission about the CT Land Use Law Seminar.

13. Adjournment – Mr. Hayn moved to adjourn. Mr. Noniewicz seconded the motion and all members voted in favor. The meeting adjourned at 8:30 p.m.