



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Planning & Zoning Commission

March 16, 2022 7:00 pm
Virtual Meeting held via ZOOM.

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

Others Present: Planning Director M. Bordeaux and Applicants

MINUTES

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:01 pm
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**
 - a. February 16, 2022 – Motion to approve minutes by B. Hayn, 2nd by S. Nadeau. ***Vote was unanimous, motion carried.***
4. **Public Hearings**
 - a. **MTB Properties LLC – 108 Halls Hill Rd – Zone Change (2022-002)** – Chairman Mathieu asked attendees to speak if they had any objections to the commission members seated. Hearing none, he opened the public hearing and asked Planning Director M. Bordeaux to summarize the application. The subject parcel was formerly part of 124 Halls Hill Road and was recently acquired and merged with the existing property at 108 Halls Hill Rd. A new restaurant is opening at 108 Halls Hill Rd and additional parking was proposed to the rear of the site where the subject parcel is currently in the Suburban Use zoning district. The applicant was advised to amend the zoning map so that the entire site was in the same zoning district (Town Center) where the use is permitted as of right. Applicants, MTB Properties LLC, are proposing a change from the Suburban Use district to Town Center. Chairman Mathieu asked if anyone in attendance would like to speak in favor of the application. Hearing none, he asked if anyone would like to speak in opposition. No comments were made. Motion by M. Noniewicz to close the public hearing, 2nd by B. Hayn. ***Vote was unanimous, motion carried.***
 - b. **Marino Construction LLC – 19 Bigelow Rd - Resubdivision (2022-003)** - Chairman Mathieu asked attendees to speak if they had any objections to the commission members seated. Hearing none, he opened the public hearing and asked Planning Director M. Bordeaux to summarize the application. Applicant, Jim Marino, Marino Construction LLC is proposing a Resubdivision of a 3.96 acre parcel at 19 Bigelow Road, Rural Use District, into 2 lots. Lot 1 has a proposed 2-family home and Lot 2 is proposed to have a single-family home built. There will be a shared driveway with a single curb cut. Applicant has applied for a sidewalk waiver due to no existing sidewalks on Bigelow Road and not nearby a school. The acceptance of a fee in lieu was approved by the Open Space Advisory Committee and recommended to the commission. Surveyor Michael Bennett spoke on behalf of the applicant. After Resubdivision, each lot will meet the minimum requirement for buildable area in the district. Chairman Mathieu asked if anyone would like to speak in opposition of the application.

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Ted Sanford – 7 Bigelow Rd, spoke about concerns with the line of sight due to the speed of vehicles coming off Route 16 and onto Bigelow Rd. He also expressed concern with a 2-family home being constructed there.

Jill O'Hagan – 74 Bigelow Rd, had concerns about a 2-family residence.

Galen Reed – 58 Bigelow Rd, echoed the earlier concerns regarding line of sight and a 2-family home.

Chairman Mathieu then asked if anyone would like to speak in favor of the application. Matt France – East Hampton, spoke in favor of the applicant and stated Marino Construction built his development and was happy with his work and the manner with which he completed the project.

Motion by M. Noniewicz to close the public hearing, 2nd by J. Novak. ***Vote was unanimous, motion carried.***

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

6. **Pending Applications – None**

7. **New Applications**

a. Hop Culture Farms and Brew Co LLC – 144 Cato Corner Rd Special Permit Modification (2022-004)

8. **Preliminary Reviews – None**

9. **Old Business – None**

10. **New Business**

- a. **MTB Properties LLC – 108 Halls Hill Rd – Zone Change (2022-002)** – Members discussed the current borders of the TC and SU districts on Halls Hill Rd and the associated parcels. They were in agreement this would streamline a currently irregular shape to the district. Motion by M. Noniewicz to approve Zone Change (2022-002) proposed by MTB Properties LLC of a portion of 108 Halls Hill Rd from Suburban Use District to Town Center Village District. The zone change is consistent with the intent of Section 4.3 of the Colchester Plan of Conservation and Development to enhance the Town Center by encouraging more businesses including shops, restaurants, and outdoor dining. The change will be effective April 4, 2022. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***
- b. **Marino Construction LLC – 19 Bigelow Rd - Resubdivision (2022-003)** – Members discussed concerns raised during the public hearing regarding this application. The concern about speeding in the area was discussed and how that might affect the safety of vehicles coming to and from these new homes. The curve in the road may cause the line of sight to be obscured if vegetation is allowed to grow along the side of the road. The possibility of a maintenance easement on Lot 2 of approximately 5 feet for access to the footing drain for Lot 1 was discussed. Due to members having additional questions regarding the sight line and septic, a motion to table was made by B. Hayn, 2nd by M. Noniewicz. ***Vote was unanimous, motion carried.*** Vote will be postponed until the April 6, 2022 meeting.

11. **Planning Issues and Discussions** – M. Bordeaux spoke of recent changes to rules regarding accessory apartments. M. Bordeaux also discussed a memo he prepared for the commission and the Board of Selectmen regarding the town adopting regulations for recreational marijuana retail establishments, as well as other regulations in response to the legislation that passed legalizing cannabis for recreational use in Connecticut.

12. **Correspondence - None**

13. **Adjournment** – Motion to adjourn by B. Hayn, 2nd by M. Noniewicz. ***Vote was unanimous, motion carried.***

Meeting adjourned at 8:30 pm.

Respectfully submitted by,

Stacey Kilgus, Clerk