



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

## Planning & Zoning Commission

April 6, 2022 7:00 p.m. Town Hall Rm 1

**Members Present:** Chairman J. Mathieu, Vice Chair J. Novak, B. Hayn, S. Smith (arrived late), M. Noniewicz, S. Nadeau **Absent:** M. Kehoeegreen

**Others Present:** Planning Director M. Bordeaux and Applicants

### MINUTES

RECEIVED  
COLCHESTER, CT  
2022 APR -8 AM 8:55  
M. J. FURMAN

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:10 pm
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**

- a. March 16, 2022 – Motion by B. Hayn to approve minutes as written, 2<sup>nd</sup> by J. Novak. **Vote was unanimous, motion carried.**

#### 4. **Public Hearings**

- a. Hop Culture Farms and Brew Co LLC – 144 Cato Corner Rd - Special Permit Modification (2022-004) – Chairman Mathieu asked attendees if there were any concerns about the commissioners seated for the hearing. Member S. Nadeau recused himself from this portion of the meeting due to a personal conflict of interest and took a seat with the audience. M. Bordeaux introduced the application from Hop Culture Farms and Brew Co LLC, requesting a modification to their previously approved special permit in order to revise their statement of use to diversify their revenue streams and expand hours of operation. Applicant/Owner Heather Wilson spoke of the desire to recover from some of the impacts of the pandemic. They will be adding berry patches and fruit trees and looking into other types of farm-to-table offerings.

The Chairman asked if anyone in attendance would like to speak in support of the application. Leslie Curtis, Heide Perham, R. Arsenault, Chris Ozmun, F. Medina, T. Curtis, J. Henke, T. Richardson, Scott Wood, B. Curtis, all spoke in favor of the application. The Chairman asked if anyone desired to speak in opposition of the application. Hearing none, he mentioned two pieces of testimony submitted in writing. Regarding concerns about the noise level coming from the farm, the owners have made changes based on feedback to move musicians and food trucks further away from the property line.

There were no additional comments or recommended modifications from staff. Motion by B. Hayn to close Public Hearing. 2<sup>nd</sup> by J. Novak. **Vote was unanimous, motion carried, hearing closed.**

Motion by J. Novak to move agenda item #10 up to #5. 2<sup>nd</sup> by B. Hayn. **Vote was unanimous, motion carried.**

## 5. New Business

- a. Hop Culture Farms and Brew Co LLC – 144 Cato Corner Rd - Special Permit Modification (2022-004) – Members discussed the application. Chairman Mathieu stated the Right-to-Farm and commercial aspect of the agricultural use is consistent with the spirit of our regulations. Motion by J. Novak to approve the Special Permit Modification at 144 Cato Corner Road to amend the statement of use consistent with the letter received April 1, 2022 and that the conditions applicable to the Special Permit (SP2018-003) granted on September 26, 2018 will remain in effect and the use of amplified music shall be conducted in compliance with the provisions of Section 8.9.9.E.3 of the Colchester Land Development Regulations regarding sound systems used at outdoor events, 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.*** S. Nadeau rejoined the meeting after his refusal.

## 6. Five Minute Session for the Public – None

## 7. Pending Applications

- a. Marino Construction LLC – 19 Bigelow Rd - Resubdivision (2022-003) – M. Bordeaux spoke to an amendment made to the land development regulations requiring a lot size of 160,000 sq ft or more to build a two-family home in the Rural Use district. Due to the size of proposed Lot 1 in the Resubdivision, only a single family home will be permitted. An easement for access to the footing drain for Lot 1 will be made on Lot 2. Members discussed the possibility of new sidewalks helping with the sightline concerns. Motion by M. Noniewicz to waive the sidewalk requirement. 2<sup>nd</sup> by J. Novak. ***Vote was unanimous, motion carried.*** Motion by M. Noniewicz to accept a fee in lieu of open space. 2<sup>nd</sup> by J. Novak. ***Vote was unanimous, motion carried.*** Motion by M. Noniewicz to approve with conditions to remove reference to building a two-family home on Lot 1 and that all outstanding comments from Chatham Health be addressed. 2<sup>nd</sup> by J. Novak. ***Vote was unanimous, motion carried.***

## 8. New Applications

- a. Joseph Pugliares – 111 Norwich Ave – Site Plan (2022-005)

## 9. Preliminary Reviews

- a. 430 Amston Rd – Two-family to Four-unit conversion – This application is for the conversion of an existing two-family home in the Rural Use district to a four-family home. The parcel is 6.74 acres or approximately 293,590 sq ft and is on public water and sewer. Matthew Pegolo, Pegarch Architecture & Design Services, presented the plans on behalf of the applicant. Members had questions about parking capacity and the need to review nearby wetlands.

## 10. Old Business

## 11. Planning Issues and Discussions

- a. Discussion re: Municipal Regulation of Cannabis Establishments – M. Bordeaux discussed the development of regulations in response to the passage of legislation legalizing cannabis for recreational sales. License types and comparable uses for each type in the town's various districts will be explored. Commission members agreed Town Center locations for cannabis should not be allowed. Discussion will continue.

## 12. Correspondence – None

**13. Adjournment** – Motion by J. Novak to adjourn, 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, meeting adjourned at 9:07 pm.*

Respectfully submitted by, Stacey Kilgus, Clerk