



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

## Planning & Zoning Commission

April 27, 2022 7:00 p.m. Town Hall Rm 1

**Members Present:** Chairman J. Mathieu, Vice Chair J. Novak, B. Hayn, S. Smith  
S. Nadeau, M. Kehoegreen (arrived at 7:14 pm)

M. Noniewicz,

**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** – Motion by M. Noniewicz to change agenda item 7b to say “Special Permit” instead of “Site Plan”, and add item 11b Affordable Housing Plan. 2<sup>nd</sup> by B. Hayn. **Vote was unanimous, motion carried.**
3. **Minutes of Previous Meeting**
  - a. April 6, 2022 – Motion by B. Hayn to approve minutes as written, 2<sup>nd</sup> by M. Noniewicz. **Vote was unanimous, motion carried.**
4. **Public Hearings** - None
5. **Five Minute Session for the Public** – Andy Andreo, owner of Tri-Town Plaza, spoke about the vacancy in the former Town Auction Sales location and his desire to see a new business go into the 6,600 sq ft space. A deterrent has been the lack of public water and sewer utilities in the Westchester Village District. E. Wolfgang-Pinto, Curaleaf, is looking for locations in town to open a retail cannabis establishment in Colchester due to its geographical location and hope to locate at the Westchester Village location.
6. **Pending Applications** - None
7. **New Business** -
  - a. Joseph Pugliares – 111 Norwich Ave – Site Plan (2022-005) – Mark Reynolds, engineer speaking on behalf of the applicant, present on the proposed child learning center in the former Citizens Bank building. It is a 1.1 acre parcel with a building, parking lot and some grassy areas. A one-story addition will be added. The site is flat, so to help with stormwater management, a retention swale will be created that will drain into the existing DOT drainage system. Members discussed parking, impacts to traffic, lighting, signage, landscaping and fencing, as well as hvac and trash. Motion by M. Noniewicz to approve Site Plan (2022-005) for construction of a building addition and modification of the parking area associated with a new early learning center at 111 Norwich Avenue, Town Center Village District, pending satisfactory resolution of town engineer comments. 2<sup>nd</sup> by B. Hayn. **Vote was unanimous, motion carried.**
8. **Preliminary Reviews** – None

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M. Noniewicz

**9. Old Business - None**

**10. Planning Issues and Discussions**

- a. Discussion re: Municipal Regulation of Cannabis Establishments – M. Bordeaux spoke about the different classes of licensing that fall under the new legislation and what type of business activities would correspond with each. Members discussed the LSIA regulation, the possible permitted uses in the zoning districts in town as well as a location for a retail store. The current moratorium expires on September 20, 2022.

**11. Correspondence –**

- a. Email titled “Curaleaf” from Erik Wolfgang-Pinto dated 4/5/22 and attachment
- b. Affordable Housing Plan – The commission discussed the development of the town’s AHP by the consultant SLR. They recently provided a draft document of the plan. An implementation task force could be created. Would require a public hearing. Members decided to send the draft to the BOS and appropriate department heads for feedback.

**12. Adjournment –** Motion by B. Hayn to adjourn, 2<sup>nd</sup> by M. Noniewicz. ***Vote was unanimous, meeting adjourned at 8:27 pm.***

Respectfully submitted by, Stacey Kilgus, Clerk