



# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

## PLANNING & ZONING COMMISSION

Wednesday, September 21, 2022

7:00 pm – Town Hall, Room 1

Regular Meeting

### MINUTES

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

**Also Present:** A. Lago, ZEO, S. Kilgus, Land Use Assistant, Applicants

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 pm

2. **Additions or Deletions to the Agenda** – None

3. **Minutes of Previous Meeting**

- a. August 17, 2022 Regular Meeting, with amendment – Motion by M. Noniewicz to approve the minutes with the amendment. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***
- b. September 7, 2022 Regular Meeting – Motion by M. Noniewicz to approve the minutes. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***

4. **Public Hearings**

- a. Town of Colchester Planning and Zoning Department – Zoning Regulation Text Amendment (2021-009) Extension of Moratorium – Chairman Mathieu opened the public hearing and asked if members of the audience had concerns about the commissioners seated. Hearing none, he asked if anyone, including the applicant, wished to speak in favor of the application. Staff gave an overview of the moratorium and the need for an extension. No members of the audience wished to speak in favor. No members of the audience wished to speak in opposition. Motion by M. Noniewicz to close the public hearing. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***

5. **Five Minute Session for the Public**

- Steven Schuster, Westchester Rd – expressed the desire for the meeting to begin with the Pledge of Allegiance
- John Wissler, Wall St – asked if the public was allowed to speak about the Niantic Bay Group application
- Dolores Tarnowski, Wall St – asked about meeting recordings

6. **Pending Applications**

- a. Niantic Bay Group LLC – Wall St near “O Rutka Ln” – Special Permit (2022-007) – Members of the commission discussed postponing action due to the outstanding issue of ownership of the parcel. Staff recommended approval with a condition to resolve the issue, however commission members felt more comfortable waiting. No deliberation took place on the application. Motion by M. Noniewicz to postpone action on Special Permit application 2022-007 until the next regular meeting on October 4,

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2022 so the commission may receive clarification on title and ownership. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***

**7. New Applications**

- a. Rodney Goldberg, Owner – Diamond Sparkle Car Wash – 44 Amston Rd – Site Plan Modification (2022-010) – Brandon Handfield spoke on behalf of the applicant and introduced the site plan for the car wash traffic flow improvements. Car wash operations and building will not change. He explained plans to control run off in a depressed landscaped island in the area of the traffic lanes. Applicant Rodney Goldberg made comments as well. Motion by M. Noniewicz to approve site plan modification 2022-010. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***

**8. Preliminary Reviews**

- a. Vincent Culhane, applicant, Roaring Brook Advisors LLC, owner – possible zone change from Future Development District to Arterial Commercial to construct mini-storage facility
- b. Ron Lyman – possible text amendment to the regulations to allow mini-storage in the Future Development District  
-Mr. Culhane and Mr. Lyman appeared together for this review. They are proposing a text amendment to the regulation for permitted uses in the Future Development District to allow mini-storage facilities by special exception. The discussion included the need for public water and sewer services in order to develop the area and possible restrictions to what percentage of land on a parcel could be used for mini-storage and the remainder should be mixed use. Commission members were in consensus about the permitted uses developed for the zone when it was created.

**9. Old Business – None**

**10. New Business**

- a. Town of Colchester Planning and Zoning Department – Zoning Regulation Text Amendment (2021-009) Extension of Cannabis Moratorium – Motion by M. Noniewicz to extend the cannabis moratorium until December 20, 2022. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***

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

**12. Correspondence – None**

- 13. Adjournment** – Motion by B. Hayn to adjourn. 2<sup>nd</sup> by M. Kehoegreen. ***Vote was unanimous, meeting adjourned at 8:20 pm.***

Respectfully Submitted by: Stacey Kilgus, Land Use Assistant