



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

Planning & Zoning Commission

Meeting Minutes

April 7, 2021

ZOOM Meeting @ 7:00 pm

1. **CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:04 pm.

ROLL CALL-

1. **Members Present:** Chairman Joseph Mathieu, Bruce Hayn, Meaghan Kehogreen, Ian Lilly, Stephanie Smith, and John Novak (7:06pm)

Members Absent: Jason Tinelle and Mark Noniewicz

Others Present: Matthew Bordeaux, Planner, Daphne Schaub, ZEO and Kamey Cavanaugh, Clerk.

1. ADDITIONS TO THE AGENDA –

Bruce Hayn MOTIONED to ADD Agenda Item 8b. Discussion of a Request for Zoning Regulation Amendment / Suburban District. Increase in Allowable Units / Building if Reutilizing an Existing Building. Ian Kelly SECONDED the motion and all members voted in favor.

2. APPROVAL OF MINUTES – March 17, 2021

Ian Lilly MOTIONED to APPROVE the minutes of March 17, 2021. Stephanie Smith SECONDED the motion passed, Bruce Hayn abstained.

3. PUBLIC HEARING – NONE

4. FIVE MINUTE SESSION FOR THE PUBLIC – NONE

5. PENDING APPLICATIONS – NONE

6. NEW APPICATIONS-

- a. Town of Colchester Planning and Zoning Department – C.G.S. 8-24 Mandatory Referral (2021-004) – Sablitz Open Space Acquisition
- b. Town of Colchester Senior Center Building Committee – C.G.S 8-24 Mandatory Referral (2021-005) – New Senior Center Project

7. PRELIMINARY REVIEW-

- a. Old Hartford Rd LLC – 396 Old Hartford Rd

M. Bordeaux introduced Mike Dion, Agent for the owner of 396 Old Hartford Road, to present a preliminary review to discuss an idea with the commission.

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Mr. Dion described his discussions with the owner of 396 Old Hartford Road regarding viable alternative uses for the existing building. Mr. Dion stated his intent was explore the Commission's opinion on Zoning Regulation Amendments that would allow existing non-residential buildings in the Suburban Use District to be converted into multi-family residential with unit density higher than regulations currently allow.

The Commission expressed concerns with having empty buildings around Town and would prefer alternatives to watching a building degrade over time. The Commission questioned the impact a regulation change could have for other parcels in the district.

Mr. Bordeaux offered to work with Mr. Dion to review comparable uses in the district and provide the Commission with more information at an upcoming meeting.

8. OLD BUSINESS- NONE

9. NEW BUSINESS –

a. Gano's Power Equipment – 120 Linwood Ave - Site Plan Modification (2021-002)

Ellen Bartlett, CLA Engineers, representing the applicant was before the Commission to discuss a proposed building addition, the removal of parking spaces along Linwood Avenue and the addition of parking on a separate parcel, 36 Kmick Lane. Ms. Bartlett stated one of the advantages of this additional lot on Kmick Ln is the ability of the delivery trucks to turn their equipment around and not back out onto Route 16. Comments have been received from James Paggioli, Public Works Director and Ms. Bartlett stated those concerns will be addressed.

Bruce Hayn MOTIONED to approve the Gano's Power Equipment Site Plan Modification (2021-002) for parking improvements and a building addition at 120 Linwood Avenue and 36 Kmick Lane with the modifications provided in the memo from James Paggioli, Director of Public Works; Colchester Sewer and Water Department to Colchester Planning and Zoning Department dated 4/1/2021. John Novak SECONDED the motion. All members voted in favor.

b. Town of Colchester Planning and Zoning Department – C.G.S. 8-24 Mandatory Referral (2021-004) - Sablitz Open Space Acquisition

M. Bordeaux reported on the Town of Colchester being rewarded a State of Connecticut Open Space and Watershed Land Acquisition Program grant to supplement local funding to acquire the 65-acre Sablitz property on Middletown Road. The property, located in the Pine Brook Greenway, will be acquired for open space and passive recreation purposes. A location map and preliminary sketch of a proposed public parking area was reviewed by the commission. In accordance with Connecticut General Statutes (CGS) 8-24, the Planning and Zoning Commission is asked to make a recommendation to the Board of Selectmen regarding the acquisition projects consistency with local regulations and plans. The 2015 Colchester Plan of Conservation and Development specifically identifies the protection of natural resources and preservations of open spaces as principal goals in Section 3.2 and Section 3.4. The proposal is also consistent with the goals and objectives of the 2006 Town of Colchester Open Space Plan.

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Bruce Hayn MOTIONED to make a favorable recommendation to the Town of Colchester Board of Selectmen in accordance with CGS 8-24 for the acquisition of 65 acres of undeveloped open space on Middletown Road adjacent the Pine Brook, known as the Sablitz property. The acquisition project is consistent with the 2015 Colchester Plan of Conservation and Development and specifically the efforts stated in Section 3.2 Protect Nature Resources and Section 3.4 Preserve Open Space. The proposal is also consistent with the goals and objectives of the 2006 Town of Colchester Open Space Plan. Meagan Kehogreen SECONED the motion. All members voted in favor.

c. Town of Colchester Senior Center Subcommittee – C.G.S 8-24 Mandatory Referral (2021-005) – New Senior Center Project

M. Bordeaux reported the Town of Colchester Senior Center Building Committee is requesting the Planning and Zoning Commission to consider a mandatory referral for the development of a new Senior Center on Lebanon Avenue in accordance with Connecticut General Statutes 8-24. The Senior Center is proposed to be located on a 1.75-acre undeveloped lot in the Town Center Village District that was purchased by the Town in 2017.

Tony Tarnowski, Chairman for the Senior Center Building Committee, reported to the Planning and Zoning Commission that as of today, the Building Committee has completed its schematic design phase and in order to proceed to bond referendum, one of the conditions is to receive the 8-24 Mandatory Referral from the Planning and Zoning Commission.

Bruce Hayn MOTIONED to make a favorable recommendation to the Town of Colchester Board of Selectmen in accordance with CGS 8-24 for the development of a new Senior Center on the 1.75-acre, undeveloped parcel on Lebanon Avenue (Map Block Lot 22-00/049-000). The proposal is found to be consistent with the efforts outlined in the 2015 Plan of Conservation and Development to expand Colchester's "Brand" by expanding its horizons to be a community which is perceived as providing the quality of life for all generations including "Senior-Friendly services". Section 5.2 of the POCD further identifies a Senior Center/Community Center" as a "Potential Facility Need". John Novak SECONDED the motion. All members voted in favor.

10. PLANNING ISSUES AND DISCUSSION

11. CORRESPONDENCE

13. ADJOURNMENT

Bruce Hayn MOTIONED to adjourn the April 7, 2021 Planning & Zoning Commission meeting at 8:33PM. SECONDED by Ian Kelly. MOTION CARRIED.

Respectfully Submitted,

Kamey Cavanaugh, Clerk