



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

**Planning & Zoning Commission
Meeting Minutes
May 5, 2021
ZOOM Meeting @ 7:00 pm**

1. **CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:02 pm.

ROLL CALL-

1. **Members Present:** Chairman Joseph Mathieu, Bruce Hayn, Meaghan Kehoeegreen, Mark Noniewicz, Stephanie Smith

Members Absent: Jason Tinelle, John Novak and Ian Lilly

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

1. **ADDITIONS TO THE AGENDA –**

2. **APPROVAL OF MINUTES – April 7, 2021**

Bruce Hayn MOTIONED to APPROVE the minutes of April 7, 2021 with corrections. Mark Noniewicz SECONDED. The motion passed, Mark Noniewicz abstained.

3. **PUBLIC HEARING – NONE**

4. **FIVE MINUTE SESSION FOR THE PUBLIC – NONE**

5. **PENDING APPLICATIONS – NONE**

6. **NEW APPLICATIONS-**

- a. **McDonald's Corporation – 375 South Main St- Site Plan Modification (2021-006)**

M. Bordeaux introduced Matthew Tyler, representative for McDonalds, before the commission to make a modification to their previously approved site plan, requesting to modify the drive thru lane to accommodate a second order station.

M. Tyler, Bohler, stated all previously approved elements from the January 9, 2019 application will be maintained. The introduction is of a side by side drive thru which will allow customers to move in and out of the drive thru much quicker and more efficiently than at the existing order point.

B. Hayn expressed concern with the difficulty of exiting the parking lot when there is a line in the drive thru lane. M. Noniewicz agreed.

D. Schaub suggested placement of signage in the area of the current sidewalks stating not to block.

RECEIVED
COLCHESTER, CT
2021 MAY 14 AM 10:32
Daphne Schaub
CLERK

MINUTES

Wednesday, May 5, 2021

Planning & Zoning Commission

M. Bordeaux discussed the outstanding comments from Public Works Director James Paggioli and Mr. Tyler stated his comments have been addressed.

7. PRELIMINARY REVIEW- NONE

8. OLD BUSINESS- NONE

9. NEW BUSINESS –

a. McDonald's Corporation – 375 South Main St- Site Plan Modification (2021-006)

Mark Noniewicz MOTIONED to APPROVE the site plan modification 2021-006 for a 2nd drive thru lane with reduced parking and improved queuing at 375 South Main Street noting the reduced parking still exceeds the required parking for the site and one modification in response to the memo dated April 30, 2021 from James Paggioli, Public Works director, being the 2 to 1 slope on the right side of the site be crushed stone rather than dark mulch; applicant also agreed to place signage to keep a spot open for the handicap. SECONDED by Bruce Hayn. MOTION CARRIED

10. PLANNING ISSUES AND DISCUSSION

Matt Bordeaux discussed The Colchester Land Use regulations, the reorganization process, and the draft was discussed. M. Bordeaux asked the commission to review the draft and further discussion will take place.

Matt Bordeaux discussed a few inquiries that have been received regarding minor development on already existing previously approved sites; McDonalds being one and the 2nd is the CVS site. In the proposal, Mr. Bordeaux suggested, if regulations meet all the site plan requirements, would the Commission allow it to be approved administratively. Section 14.5 Administrative Review Process was discussed and the possibility of extending that authority for minor improvements. Staff will create language with transparency for the commission to review and further discussion will take place.

Matt Bordeaux discussed with the commission Gallery Cinemas and the potential uses for the site and what information the commission would like staff to put together to make an easier and more productive conversation.

Daphne Schaub provided the commission with an update of violations. Chairman Mathieu asked staff to provide a spreadsheet with the current violations in town for review.

11. CORRESPONDENCE

13. ADJOURNMENT

Bruce Hayn MOTIONED to adjourn the May 5, 2021 Planning & Zoning Commission meeting at 8:33PM. SECONDED by Ian Kelly. MOTION CARRIED.

Respectfully Submitted, *Kamey Cavanaugh*, Clerk

MINUTES

Wednesday, May 5, 2021
Planning & Zoning Commission