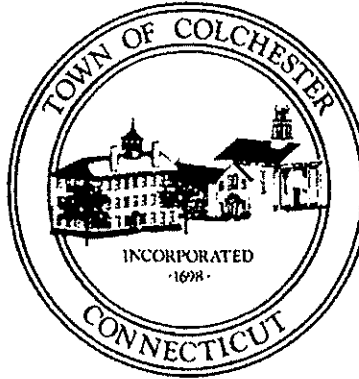


Code Administration
Building Official
Fire Marshal
Wetlands Enforcement



Planning and Zoning
Planning Director
Zoning Enforcement
Town Engineer

**Planning & Zoning Commission
Meeting Minutes
February 6, 2019
Town Hall Room 2 @ 7:00 pm**

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COLCHESTER, CT
2019 FEB 27 PM 3:14
TOWN ENGINEER
J. H. HARRIS

Members Present: Chairman Joseph Mathieu, Jason Tinelle, Karen Godbout, Meaghan Kehogreen, Vice Chairman Joe Novak, Bruce Hayn

Members Absent: Secretary Mark Noniewicz, Alternate Beverly Seeley, and Board of Selectman Liaison Stan Soby

Others Present: Randy Benson, Planning Director/Zoning Enforcement Officer, Daphne Schaub, Assistant Planner/Zoning Enforcement Officer, Kamey Cavanaugh, Clerk.

1. **CALL TO ORDER** – J. Mathieu called the meeting to order at 7:01 pm.

2. **APPROVAL OF MINUTES** – January 16, 2019

B. Hayn MOTIONED to APPROVE the minutes of January 16, 2019. SECONDED by J. Tinelle. All members voted in favor. MOTION CARRIED 6/0

3. **PUBLIC HEARING-**

A. Proposed Regulation Amendment: Colchester Land Development Regulations, Section No. 11, Signage. (Continued from January 16, 2019)

D Schaub provided the board with a summary of the proposed changes from the last meeting. Proposal can be viewed in the Planning and Zoning office.

D Schaub reported to the commission a request received from the First Selectman's office requesting the Planning and Zoning Commission continue the public hearing until the next regular scheduled meeting. Town staff was notified that Mr. Soby was unable to attend the meeting this evening due to travel complications. The request is to allow town staff additional time to arrive with a compromise with the area businesses for the use of feather flags.

Jack Faski, Colchester Business Association, submitted letters received from Mr. Faski, Dorothy Sightens; Hair Magic Salon, Scottys Frozen Custard, Dave Cogi; Smarter

Appliances, all requesting the commission consider the businesses be allowed to continue to use feather flags as they feel they are very important in promoting their business.

Michael Scalise, Local Independent Business Owner; provided the commission with a printout titled "Community Reinvestment & Local Re-circulation of Revenue" providing estimates and conclusions based on the Studies of Civic Economics. Mr. Scalise gave an overview of the presentation, provided the members with copies of the report and asked for them to take the time to review. A copy of this report can be seen in the Planning and Zoning office for public review.

George, Dunkin Donuts, noted the local businesses that put money into advertising to make money and feel the feather flags can be an expensive investment, and understand they should be maintained, however feels they do generate businesses a significant amount of revenue.

Michael Hinchcliffe, talked about promoting businesses and how welcoming businesses can be successful and feels working together is important.

Chuck Maynard, VP of Colchester Business Association, asked if the board has been able to come up with a compromise or solution for the feather flags that would be both beneficial to the businesses and the community as a whole. Chairman Mathieu stated the purpose of the public hearing is to take in testimony from the public on the issue and the members will listen to the testimony that is presented, take the evidence that is presented and after all is heard, deliberations will take place.

R. Benson for the record stated to the commissioners and the public that feather flags are & have always been prohibited. The proposed regulation change that is before the commission is a result of the numerous violations in town that are not following this current regulation. Feather flags and temporary flags have been prohibited in the Town of Colchester and noted in the Colchester Zoning Regulations dating back to 1959.

Hearing no more from the public

J. Novak MOTIONED to CONTINUE the public hearing on the proposed regulation amendment Section 11, Signage, of the Colchester Land Development Regulation. SECONDED by K. Godbout. All members voted in favor. MOTION CARRIED 6/0

4. NEW BUSINESS & APPLICATIONS RECEIVED- NONE

5. FIVE MINUTE SESSION FOR THE PUBLIC – NONE

6. PENDING APPLICATIONS –

A. Proposed Regulation Amendment: Colchester Land Development Regulations, Section No. 11, Signage.

J. Novak MOTIONED to POSTPONE action on the proposed regulation amendment Section 11, Signage, of the Colchester Land Development Regulation. SECONDED by K. Godbout. All members voted in favor. MOTION CARRIED 6/0

7. PRELIMINARY REVIEWS – NONE

8. OLD BUSINESS –

A. Re- Subdivision application modification for Lawrence Greene on Harbor Road SUB#96-273- Request to waive requirements of sidewalks

R Benson provided the commission with a letter received on December 18, 2018 pertaining to the bond being released and the interpretation of the letter. Chair Mathieu directed staff to have an application applied for to modify the original subdivision application.

9. PLANNING ISSUES & DISCUSSION- NONE

10. ZONING ENFORCEMENT – January 2019

D. Schaub will present the ZEO report at the next regular scheduled meeting.

11. CORRESPONDENCE –

D. Schaub reported to the members of the commission of an upcoming event taking place on March 26, 2019 at the Aqua Turf. The conversation pertains to the interest of Enforcement Regulations, Maintaining Authority of Zoning Commissions, and Ethical Considerations. Members interested in attending please let staff know and tickets will be purchased.

R Benson reported on a discrepancy on the definition of flag lots in the Zoning Regulations and the Sub Division Regulations. The commission decided to revisit the intent and have a detailed discussion at a future meeting

12. ADJOURNMENT

J. Novak MOTIONED to adjourn the February 6, 2019 meeting at 8:16 pm, SECONDED by K. Godbout. All members voted in favor. MOTION CARRIED 6/0

Respectfully Submitted,

Kamey Cavanaugh, Clerk