



# ***Town of Colchester, Connecticut***

127 Norwich Avenue, Colchester, Connecticut 06415

Website: [www.colchesterct.gov](http://www.colchesterct.gov)

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**Planning & Zoning Commission  
Meeting Minutes  
March 4, 2020  
Town Hall Room 2 @ 7:00 pm**

- 1. CALL TO ORDER** – Vice Chairman John Novak called the meeting to order at 7:00 pm.  
**ROLL CALL-**

**Members Present:** Vice Chairman John Novak Secretary Mark Noniewicz, Jason Tinelle, Meaghan Kehogreen, Bruce Hayn, and Alternate Beverly Seeley

**Members Absent:** Chairman Joseph Mathieu

**Others Present:** Matthew Bordeaux, Planner, Daphne Schaub, Assistant Planner/Zoning Enforcement Officer, Board of Selectman Liaison Taras Rudko, & Clerk Kamey Cavanaugh

**2. ADDITIONS TO THE AGENDA –**

*M. Noniewicz MOTIONED to ADD agenda item 7A. Town of Colchester Planning and Zoning Commission Zoning Regulation Amendment 2020-006, licensed medical marijuana dispensary and producer as special permit uses in the Future Development and Arterial Commercial Districts. SECONDED by B. Hayn. MOTION CARRIED 6-0-0*

*M. Noniewicz MOTIONED to ADD agenda item 11D. Meeting Agenda Format. SECONDED by B. Hayn. MOTION CARRIED 6-0-0*

**3. APPROVAL OF MINUTES – February 19, 2020**

*B. Hayn MOTIONED to APPROVE the minutes of February 19, 2020 as written. SECONDED by M. Noniewicz. MOTION CARRIED 4-0-2, J. Novak and B. Seeley abstained.*

**4. PUBLIC HEARING- NONE**

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

**6. PENDING APPLICATIONS – NONE**

**MINUTES**

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## **7. NEW APPLICATIONS –**

### **A. Town of Colchester Planning and Zoning Commission Zoning Regulation Amendment 2020-006, licensed medical marijuana dispensary and producer as special permit uses in the Future Development and Arterial Commercial District**

M. Bordeaux provided the commission with a proposed draft to take to Public Hearing, scheduled for April 1, 2020.

## **8. PRELIMINARY REVIEWS – NONE**

## **9. OLD BUSINESS – NONE**

## **10. NEW BUSINESS- NONE**

## **11. PLANNING ISSUES AND DISCUSSION**

### **A. Solar Energy Systems**

M. Bordeaux reviewed with the commission discussions that were had with nearby towns and solar companies to discuss ground mounted system procedures. Matt was advised of these being self-regulated by the nature of the demand for energy to offset the needs. Location of appropriateness, design standards, and resource protection was discussed.

### **B. Status of Regulation Amendments**

M. Bordeaux provided a status update.

### **C. Town Center and Westchester Village Districts**

M. Bordeaux provided the commission with the zoning regulations pertaining to the Town Center and Westchester Center. Matt reads the Town Center and Westchester Center to be treated as Village Districts, as they are similar in character they are located in the same section. Staff provided a recommendation to reformat the section and this will be drafted up to be discussed at the next meeting.

### **D. Meeting Agenda Format**

M. Bordeaux suggested a revised format to the agendas moving forward. His suggestions were well received. Discussion of amending the bylaws to reformat the structure of the agenda to make it more efficient and the commission agreed to have further discussion of amending the by-laws at the next meeting when Chair Mathieu is present.

## **12. CORRESPONDENCE –**

## **13. ADJOURNMENT**

***B. Hayn MOTIONED to adjourn the March 4, 2020 Planning & Zoning Commission meeting at 8:06PM. SECONDED by B. Seeley. Motion Carried 6-0-0***

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk

MINUTES

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