



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

**Planning & Zoning Commission
Meeting Minutes
April 22, 2020
ZOOM Meeting @ 7:00 pm**

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

Members Present: Chairman Joseph Mathieu, Vice Chairman John Novak Secretary Mark Noniewicz, Jason Tinelle, Meaghan Kehoegreen, and Bruce Hayn.

Members Absent: Beverly Seeley

Others Present: Matthew Bordeaux, Planner, Daphne Schaub, Assistant Planner/Zoning Enforcement Officer, Applicant Carl Reguin & Clerk Kamey Cavanaugh

2. **ADDITIONS TO THE AGENDA –**

3. **APPROVAL OF MINUTES – March 4, 2020**
Continued to the next regular scheduled meeting.

4. **PUBLIC HEARING- NONE**

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

6. **PENDING APPLICATIONS – NONE**

7. **NEW APPLICATIONS –**

A. Carl M. Reguin – Site Plan Application (2020-07)

For construction of a retail store at 582 Norwich Avenue

M. Bordeaux introduced the applicant and application to the commission with a history of the site.

D. Schaub stated this application is for an existing legal non-conforming use in the Suburban Use District. The site has historically been a mixed use residential and commercial/retail greenhouse and gift shop. The proposal includes the continuation of the residential two-family home and reconstruction of a 20' x 42' greenhouse with an addition of 40' x 26' to the existing gift shop. Five parking spaces including one handicap space, with appropriate access and lighting have been proposed. The driveway, parking and loading areas will be of processed gravel. The proposed sign gross area and location are compliant with

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the sign regulations. Required landscaping will be retained and enhanced with additional plantings to provide necessary buffers from adjacent residential uses. Two 4' x 8' x 12' leaching galleries are proposed to handle both the roof runoff and the floor drains in the greenhouse.

The use shall emit no offensive odors perceptible from any property line of the Lot and shall emit no obnoxious, toxic, or corrosive fumes or gases. There will be no hazardous materials, fertilizers, pesticides, or herbicides, all of the indoor or consumption plants will be organically grown.

The commission discussed what was previously approved.

Mr. Reguin stated his intent is to bring the property back to life.

M. Noniewicz MOTIONED to approve Site Plan Application No. 2020-07, 582 Norwich Avenue, Carl M. Reguin (Owner/Applicant), Map 05-10/Lot 024-000, for a Modification of an existing, Residential and Commercial/Retail Sales mixed-use, in the SU Zone, acknowledging this is a pre-existing legal non-conforming use and not an expansion

With the following modification(s) in staff memoranda from:

- 1. Town Engineer Salvatore Tassone P.E. – Town Engineer dated April 2, 2020 to Colchester Planning & Zoning Commission and;***
- 2. James Paggioli, Director of Public Works-Colchester Sewer and Water Department dated March 13, 2020 to Colchester Planning and Zoning Commission.***

And with the following conditions:

- 1. State DOT approval and encroachment permits are obtained;***
- 2. A pre-construction meeting must be held before commencement of construction;***
- 3. The proposed landscaping must be installed prior to the Certificate of Occupancy;***
- 4. A Two-Year Landscaping Bond shall be established for any new landscaping planted;***
- 5. A sign permit will be required for the new development; and***
- 6. An E&S Bond satisfactory to the Town Engineer must be in place prior to the pre-construction meeting.***

Reasons for the approval are that it is a legal non-conforming use in existence prior to the adoption of the Zoning Regulations, staff review comments and concerns have been substantially addressed, and the proposed application meets all our regulations.

SECONDED by B. Hayn. Motion passed 6-0-0.

8. PRELIMINARY REVIEWS – NONE

9. OLD BUSINESS – NONE

10. NEW BUSINESS- NONE

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11. PLANNING ISSUES AND DISCUSSION

A. Solar Energy Systems

B. Town Center and Westchester Village Districts

12. CORRESPONDENCE –

13. ADJOURNMENT

B. Hayn MOTIONED to adjourn the April 22, 2020 Planning & Zoning Commission meeting at 8:04PM. SECONDED by M. Noniewicz. Motion Carried 6-0-0

Respectfully Submitted,
Kamey Cavanaugh, Clerk