



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

**Planning & Zoning Commission
Meeting Minutes
May 6, 2020
ZOOM Meeting @ 7:00 pm**

RECEIVED
COLCHESTER, CT
2020 MAY 13 PM 1:00
Bryle Roseman
SAYLE RUTMAN
TOWN CLERK

- 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 Kehogreen, and Bruce Hayn.

Members Absent: Beverly Seeley

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

2. ADDITIONS TO THE AGENDA –

3. APPROVAL OF MINUTES – March 4, 2020 & April 22, 2020

M. Noniewicz MOTIONED to APPROVE the minutes of March 4, 2020. SECONDED by B. Hayn. MOTION CARRIED 6-0-0.

B. Hayn MOTIONED to APPROVE the minutes of April 22, 2020. SECONDED by J. Tinelle. MOTION CARRIED 6-0-0.

4. PUBLIC HEARING- Application No. 2020-08, 339 Old Hartford Road (Map 09-00/Lot 013-000), United Petroleum LLC (Owner/Applicant), for a Special Permit and Site Plan Modification of a Commercial/Retail Gasoline Station with a Drive-Thru Window in the AC Zone.

Daphne Schaub read the legal notice into the record.

Daphne Schaub reported to the commission of this application is for the redevelopment of the Valero Gas Station with two (2) existing drive-through car wash bays and a small convenience store to a gas station, convenience store, and restaurant with a drive-through window in the Arterial/Commercial Zone. The modification requires a special permit due to its inclusion of a drive-through restaurant window, a special permit use in accordance with Section 7.3.11 of the Colchester Land Development Regulations. The development will include a 3000 SF single-story building with retail convenience store sales and restaurant with drive-through window, and a 3,180 SF canopy over four fuel pump islands, six parking

MINUTES

Wednesday, May 6, 2020

Planning & Zoning Commission

spaces including one handicap space, LED site lighting, paving (including 25% pervious paving), signage and required landscaping, site drainage, and new utility installation.

The proposed parking meets all required standards for both occupancy and ADA.

The applicant proposes to re-face the existing 2-sided freestanding sign in the same location as it currently stands. The area of the sign will continue to be 35 SF. The maximum permitted area is 36 SF. The existing sign is 15' 11" tall. The maximum permitted is 20'. The proposal includes a landscaped area at its base including seven 5 gallon pots of Northwind Switchgrass and annuals.

The canopy will contain one 7.54 S.F. logo sign and one 20 S.F. name sign. The maximum permitted signage on the canopy is 30 S.F.

The maximum wall-mounted signage on the front facing side of the building is 75 S.F. and the side facing side is 56.25 S.F. The applicant has proposed two front side signs at 37 S.F. each totaling 74 S.F. The side facing sign for the drive-through business is proposed to be 45 S.F.

The proposed lighting for the project has been designed in such a manner as to prevent objectionable light trespass at the property lines. All site lighting will be full cut-off fixtures. The five area lights will be on 15' poles mounted on 2' concrete bases. No luminaire will be located within 5' of the property line. The three building mounted luminaires will be low level wall packs. These wall packs will be full cut-off, LED light fixtures, and located at 10' above grade. The lighting system has been designed in accordance with Illuminating Engineering Society of North America recommendations.

Staff recommends the Commission approve this application as it is an existing, legal use in the AC Zone, the legal non-conforming building is being modified to become less non-conforming, the drive-through window is a permitted special permit use in the AC Zone which meets both the general and specific evaluation criteria, the proposed application meets all our regulations; and staff review comments and concerns have been adequately addressed

Mark Smith, provided a brief description of the property and the location of the proposed activity and landscaping.

Chair Mathieu asked for clarification on what the proposed food share will include at the location. The applicant stated there is nothing currently lined up, however is looking for a typical fast food restaurant.

M. Noniewicz asked if a traffic study would be done for different types of businesses at the site. The traffic study was discussed in detail.

Chair Mathieu asked if anyone was interested in speaking in favor or opposition of the application.

M. Noniewicz MOTIONED to CLOSE Public Hearing No. 2020-08, 339 Old Hartford Road (Map 09-00/Lot 013-000), United Petroleum LLC (Owner/Applicant), for a Special Permit and Site Plan Modification of a Commercial/Retail Gasoline Station with a Drive-Thru Window in the AC Zone. the minutes of March 4, 2020. SECONDED by M. Kehogreen. MOTION CARRIED 6-0-0.

5. FIVE MINUTE SESSION FOR THE PUBLIC – NONE

MINUTES

Wednesday, May 6, 2020
Planning & Zoning Commission

6. PENDING APPLICATIONS –

- A. Application No. 2020-08, 339 Old Hartford Road (Map 09-00/Lot 013-000), United Petroleum LLC (Owner/Applicant), for a Special Permit and Site Plan Modification of a Commercial/Retail Gasoline Station with a Drive-Thru Window in the AC Zone.*

M. Noniewicz MOTIONED to APPROVE Special Permit Application No. 2020-08, 339 Old Hartford Road (Map 09-00/Lot 013-000), United Petroleum LLC. (Owner/Applicant), for a Special Permit and Site Plan Modification to redevelop a Commercial/Retail Gasoline Station with a new Drive-Through Window in the AC Zone.

With the following conditions:

- 1. A sidewalk easement shall be granted in favor of the Town of Colchester;*
- 2. Review of the proposed retaining wall shall be approved by the Town Engineer prior to construction;*
- 3. State DOT approval and encroachment permits shall be required;*
- 4. A pre-construction meeting must be held before commencement of construction;*
- 5. A sign permit will be required for any building-mounted or freestanding business identification signs;*
- 6. The proposed landscaping must be installed prior to the Certificate of Occupancy;*
- 7. A Two-Year Landscaping Bond shall be established for any new landscaping planted; and*
- 8. An E&S Bond satisfactory to the Town Engineer must be in place prior to the pre-construction meeting.*

Reasons for this approval are that this application is an existing, legal use in the AC Zone, the legal non-conforming building is being modified to become less non-conforming, the drive-through window is a permitted special permit use in the AC Zone which meets both the general and specific evaluation criteria, the proposed application meets all our regulations, and staff review comments and concerns have been adequately addressed

SECONDED by J. Tinelle. MOTION CARRIED 6-0-0

7. PRELIMINARY REVIEWS – NONE

8. OLD BUSINESS – NONE

9. NEW BUSINESS- NONE

10. PLANNING ISSUES AND DISCUSSION

A. Solar Energy Systems

B. Town Center and Westchester Village Districts

MINUTES

Wednesday, May 6, 2020
Planning & Zoning Commission

11. CORRESPONDENCE –

13. ADJOURNMENT

*B. Hayn MOTIONED to adjourn the May 6, 2020 Planning & Zoning Commission meeting at 8:12PM.
SECONDED by J. Novak. Motion Carried 6-0-0*

Respectfully Submitted,
Kamey Cavanaugh, Clerk