



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

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

**Planning & Zoning Commission  
Meeting Minutes  
May 20, 2020  
ZOOM Meeting @ 7:00 pm**

- 1. CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:04 pm.  
**ROLL CALL-**

**Members Present:** Chairman Joseph Mathieu, Vice Chairman John Novak, Jason Tinelle, and Bruce Hayn.

**Members Absent:** Beverly Seeley, Secretary Mark Noniewicz, and Meaghan Kehogreen

**Others Present:** Matthew Bordeaux, Planner & Clerk Kamey Cavanaugh, Jay Gigliotti, Inland Wetlands Administrator.

- 2. ADDITIONS TO THE AGENDA – NONE**

- 3. APPROVAL OF MINUTES – May 6, 2020**

*B. Hayne MOTIONED to APPROVE the minutes of May 6, 2020 with one typographical correction. SECONDED by J. Tinelle. MOTION CARRIED 4-0-0.*

- 4. PUBLIC HEARING- NONE**

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

- 6. PENDING APPLICATIONS – NONE**

- 7. NEW APPLICATIONS – NONE**

- 8. PRELIMINARY REVIEWS-**

A. NERP Holdings and Acquisitions Company, LLC  
Regulation Text Amendment of Section 8.1.1.A.2.

M. Bordeaux introduced the guests present; Matt Darling, NE Retail Properties, Jim Cassidy, Engineer, and Mark D'Addabbo, President, NE Retail Properties, to discuss a proposal to amend the multi-family housing regulations that would apply to the town center zone.

Jim Cassidy, PE with Hallisey Pearson & Cassidy spoke of the purpose of the proposed amendment to the zoning regulation under 8.1 (1) (A) (2). The regulation amendment as proposed would read as follows (proposed text is bold/underlined):

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RECEIVED  
COLCHESTER, CT  
2020 MAY 29 PM 1:04  
GAYLE FURMAN  
TOWN CLERK

8.1 (1) (A) (2) The maximum Density for multi-family development shall not exceed ten (10) units per acre of Buildable Area. **Except for in the Town Center zone**, no multi-family Building shall contain more than either (8) Dwelling Units.

**8.1(1) (A) (2) (a): In the Town Center zone, the maximum number of Dwelling Units per multi-family Building shall be thirty-six (36).**

Mr. Cassidy stated the benefits to this change include providing more multi-family housing units, encouraging development in an area serviced by public water and sewer, reducing total building coverage in impervious coverage, preserving Open Space and allowig for the development of amenities. Mr. Cassidy shared a conceptual plan for a multi-family development located at 239 Norwich Avenue, Colchester, with potential development of (18) 8 unit buildings OR (4) 36 unit buildings.

Chair Mathieu asked staff to provide details of how many other parcels in the Town Center that would be developable to multi use, similar to this proposal.

## **9. OLD BUSINESS – NONE**

## **10. NEW BUSINESS-**

### **A. Open Space and Watershed Acquisition Grant Application**

Proposed acquisition of property known as Assessor's Map 4W-09, Lot 013-000

M. Bordeaux presented an outline of the program/application details that he and Jay Gigliotti have been working on.

Open Space and Watershed Land Acquisition Program administered by CT DEEP which includes:

- Financial Assistance for open space or watershed protection
- Funding Match Component / Open Space Accounts
- Scored on factors including natural resource protection, climate change and recreational value and
- Properties to be acquired within 1 year from award.

The parcel being looked into is a 65 acre lot on Middletown Road. The property is currently vacant and forested, and bordered by Pine Brook. J. Gigliotti provided the Commission with history on the site. Staff discussed the value and benefits of the property and at this time requested the Planning and Zoning Commission provide an endorsement to proceed with the grant application. The commission decided to wait until there was a full commission to make a motion and will further discuss at the next regular scheduled meeting.

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

### **A. Settlers Green Zone Change**

M. Bordeaux discussed the proposed application for 239 Norwich Ave. Mr. Bordeaux requested the Commission provide input regarding the concept of a zone change from Future Development to Suburban Use to accommodate a multi-family development of two families or duplexes. This proposal differs from a past approval for the site as it would not include a commercial component and therefore not be a mixed-use development. The Commission requested that staff consider

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whether the Future Development District regulations remain consistent with the goals and objectives of the Town and whether a new approach should be considered.

**12. CORRESPONDENCE –**

**13. ADJOURNMENT**

*B. Hayn MOTIONED to adjourn the May 20, 2020 Planning & Zoning Commission meeting at 9:06PM. SECONDED by J. Novak. Motion Carried 4-0-0*

Respectfully Submitted,  
*Kamey Cavanaugh*, Clerk