



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

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

## **Planning & Zoning Commission**

### **Meeting Minutes**

**July 15, 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, Jason Tinelle, Secretary, Meaghan Kehoeegreen, Beverly Seeley and Bruce Hayn.

**Members Absent:** Mark Noniewicz

**Others Present:** Taras W. Rudko, Board of Selectman Liaison, Matthew Bordeaux, Planner, Kamey Cavanaugh, Clerk.

#### **2. ADDITIONS TO THE AGENDA –**

*J. Novak MOTIONED to add LISTINGS OF NEW APPLICATIONS under ITEM 7. SECONDED by B. Hayn. MOTION CARRIED.*

#### **3. APPROVAL OF MINUTES – June 17, 2020**

*B. Hayn MOTIONED to APPROVE the minutes of June 17, 2020. SECONDED by M. Kehoeegreen. MOTION CARRIED.*

#### **4. PUBLIC HEARING- NONE**

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

#### **6. PENDING APPLICATIONS – NONE**

#### **7. NEW APPLICATIONS –**

M. Bordeaux presented the new applications for the commission.

- a. NIGHT WATCH PROPERTIES LLC** – Resubdivision (2020-009); Site Plan and Special Permit (2020-010) – To construct a mini-storage facility at 489 Old Hartford Road (Map 05-10 Lot 025-000).
- b. 2. GAVIRE ESTATES LLC** – Request for Extension (2020-011) – Request for 5-Year Extension of Subdivision at Bull Hill Road (Map 05-19 Lot 008).
- c. 3. GOLDBERG ESTATES LLC & GAVIRE ESTATES II LLC** - Subdivision (2020-12) – Request for renewal of previously approved subdivision (Special Exception SE 05-217; Subdivision SUB 05-385; Site Plan Modification SD 13-023) for remaining 79 lots and associated public improvements at Lebanon Avenue (Map 05-04 Lot 001 & Map 06-02 Lot 003).

#### **MINUTES**

Wednesday, July 15, 2020  
Planning & Zoning Commission

RECEIVED  
COLCHESTER, CT  
2020 AUG 17 AM 9:51  
Gayle Furman  
TOWN CLERK

**8. PRELIMINARY REVIEWS- NONE**

**9. OLD BUSINESS – NONE**

**10. NEW BUSINESS- NONE**

**11. PLANNING ISSUES AND DISCUSSION-**

**A. Regulation Text Amendment re: Units per Multi-Family Building – SEE ATTACHMENT -**

B. Hayn asked why this change was just being limited to just the Town Center zone. M. Bordeaux stated it would fundamentally change the Future Development district as well as the Arterial district.

Taras W. Rudko, asked for clarification to increasing the population density with what could potentially be the character of the Town Center. Chair Mathieu spoke of all the districts throughout the town and the possibility of what that future development district should look like. M. Bordeaux said this is not a question of density as the density would remain the same, the difference would be it is in fewer number of buildings; being about efficiency and use of space.

Chairman Mathieu thanked the commissioners for the discussion, noting this this not an endorsement by the commission of any particular position; this would need to come before the commission and be deliberated and subject to a full vote by the members.

**B. Uses in Westchester Village District (Section 5.7)**

M. Bordeaux received an inquiry of interest with Hilltop Marine, 119 Loomis Road. The interested party operates an automobile service shop and would be interested in relocating to this location in Colchester. The regulation was discussed and possible language changes in the near future to make the regulation more clear with what is and is not permitted in the Westchester Village District.

**C. Affordable Housing**

M. Bordeaux has nothing new to add to this item, however, wanted to reiterate how important it is and would like to further address at a later date.

M. Kehogreen wanted to include a further discussion of taxes when setting the affordable housing policy and asked Matt if he could put together an Affordable Housing Capacity Analysis using the current zoning regulations.

**D. Changes to Agenda**

M. Bordeaux shared the bylaws with the commission and discussed a few changes with the order of the agenda.

**12. CORRESPONDENCE – NONE**

**13. ADJOURNMENT**

**B. Hayn MOTIONED to adjourn the July 15, 2020 Planning & Zoning Commission meeting at 8:45PM. SECONDED by J. Novak. MOTION CARRIED.**

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk

MINUTES

Wednesday, July 15, 2020

Planning & Zoning Commission

**TOWN OF COLCHESTER  
PLANNING & ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

**FROM:** Matthew R. Bordeaux, Planning Director

**DATE:** July 13, 2020

**RE:** Regulation Text Amendment of the number of units in multi-family buildings

The Commission has recently discussed a proposal to increase the number of units that would be permitted in a multi-family building. The proposal originated in a Preliminary Review discussion presented by New England Retail Properties Inc. The proposal would require a regulation text amendment. The proposed regulation text is as follows (**changes are in bold**):

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 eight (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).**

The Commission requested that staff prepare an analysis of what parcels in the Town Center (TC) zone could possibly be impacted by the proposed regulation amendment. In response, staff indicated that any parcel in the TC zone exceeding 0.8 acres of buildable area could feasibly include a multi-family residential structure with more than eight (8) units.

The zoning regulations, as they currently exist, include several provisions for development in the Town Center zone, as well as for multi-family residential development, that would limit the use of smaller parcels (i.e. 1 to 3 acres in area). These include dimensional requirements such as maximum residential density (ten (10) units per 40,000 square feet of buildable area), minimum lot frontage (75 feet), maximum Building Coverage (25%) and maximum Impervious Coverage (35%), and a requirement that any development containing more than 30 units shall have a second road access to a public street located within 600 feet of a Collector or Arterial Street.

The regulations also include provisions for the design elements of a building and site (see Section 5.6 of the zoning regulations), as well as provisions that would mitigate the potential impact on adjacent residential uses by ensuring no building is located closer than 50 feet from any property line of a lot containing a single-family dwelling.

Still, despite the limited number of vacant or under-utilized parcels in the zone, the Commission expressed their preference to maintain greater degree of discretion regarding any such projects consistency with the Plan of Conservation and Development. Therefore, it appears to be the Commission's preference that such project be subject to Special Permit approval.

Additionally, as was described by the design professionals accompanying the applicant, one key purpose of increasing the number of units in a multi-family building is to minimize the physical impact on a particular site. The benefits of this approach however, really begin to materialize on developments of a larger scale. Therefore, the Commission also expressed its interest in establishing a minimum Buildable Area threshold that would apply.

The Commission might consider the following potential amendment to the regulations as a solution to both the Commission and applicant's concerns:

Existing

**Section 5.3 Uses Permitted**

**5.3.1** Single-family, two-family or multi-family residential development and associated accessory structures and uses

**Section 8.0 Use Standards**

**Section 8.1 Housing (Includes Non-Residential Uses Taking Place in Residential Structures)**

**8.1.1.A.2** The maximum density for multi-family development shall not exceed ten (10) units per acre of buildable area. No multi-family building shall contain more than eight (8) dwelling units

Proposed

**Section 5.3 Town Center District**

**5.3.1** Permitted Uses

A. Single-family, two-family or multi-family residential development in which no building shall contain more than eight (8) dwelling units, and associated accessory structures and uses

**-OR-**

- A. Single and Two-Family Residential Development;
- B. Multi-Family Development in accordance with Section 8.1 in which no building shall contain more than eight (8) dwelling units;
- C. Structures and Uses Accessory to Residential Development

**-THEN-**

**5.3.2** Special Permit Uses

A. Multi-family residential development on parcels with ten (10) acres or more of buildable area may include more than eight (8) dwelling units per building but in no event shall exceed 36.

**-OR-**

A. On parcels with ten (10) acres or more of buildable area, multi-family development may include buildings that exceed the maximum number of dwelling units provided in Section 5.3.1.A, not to exceed 36.

**-OR-**

A. The Commission may consider increasing the maximum number of multi-family dwelling units in a building when a parcel contains ten (10) acres of buildable area. In no event shall the number of dwelling units in a building exceed 36.

**-AND-**

**Section 8.0 Use Standards**

**Section 8.1 Housing (Includes Non-Residential Uses Taking Place in Residential Structures)**

8.1.1.A.2 The maximum density for multi-family development shall not exceed ten (10) units per acre of buildable area.

The potential applicant has expressed their interest in applying for the regulation amendment and remains committed to working with the Commission to find the most appropriate language for their purpose.

MRB

R:\Boards and Commissions\PZC\Regulation Amendments\Village District Amendments\Multi-Family Units per Building.docx