



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

Planning & Zoning Commission

Meeting Minutes (REVISED)

August 19, 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, Meaghan Kehogreen, and Bruce Hayn.

Members Absent: Mark Noniewicz, Beverly Seeley

Others Present: Matthew Bordeaux, Planner, Daphne Schaub, ZEO, Kamey Cavanaugh, Clerk.

2. ADDITIONS TO THE AGENDA –

M. Bordeaux reported due to a notification error for the Public Hearing listed for Night Watch Properties, LLC, we will hear this at the September 2, 2020 meeting. M. Bordeaux would like to add discussion to 11D. Landscaping and Contractor Storage Yards.

J. Novak MOTIONED to add LANDSCAPING AND CONTRACTOR STORAGE YARDS under ITEM 11.D SECONDED by B. Hayn. MOTION CARRIED.

3. APPROVAL OF MINUTES – July 15, 2020

B. Hayn MOTIONED to APPROVE the minutes of July 15, 2020. SECONDED by J. Tinelle. 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.

- DOUBLE DOWN, LLC – 13 Reservoir Road, Subdivision (2020-012)**
- NERP Holdings and Acquisitions Company, LLC; Regulation Text Amendment (2020-013)**
- Chestnut Hill Development, LLC – Chestnut Hill Rd Kramer Rd Subdivision (2020-014)**

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COLCHESTER, CT
2020 SEP 10 AM 9:09
Daphne Schaub
TOWN CLERK

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8. PRELIMINARY REVIEWS- NONE

9. OLD BUSINESS – NONE

10. NEW BUSINESS-

A. Double Down, LLC – 13 Reservoir Road- Subdivision (2020-012)

Mark Sullivan, LS, representing the applicant, Double Down, LLC, is proposing a 3 lot subdivision of 14 acres on the Northwest corner of Scott Hill Road and Reservoir Road with all frontage lots. 7 of the 14 acres are wetlands; the application has been to wetlands and has been approved. The applicant offered the City of Norwich the open space however they declined therefore the open space committee requested a fee in lieu. There are no existing sidewalks currently on Scott Hill Rd or Reservoir Rd therefore the applicant is requesting a waiver.

B. Hayn MOTIONED to find that the Commission will not require sidewalks as there is no plan for the development of pedestrian access system in this area, there is no existing network of pedestrian infrastructure to connect to or expand upon, and there is no school within a mile of this location. SECONDED by J. Novak. MOTION CARRIED.

J. Novak MOTIONED to approve the proposed 3-lot subdivision (2020-012) of 13 Reservoir Road, Map/Lot 02-02 / 12-000, Rural Use District with the condition of the town accepts the fee in lieu of the open space requirements. SECONDED by B. Hayn. MOTION CARRIED.

B. Gavire Estates, LLC – Bull Hill Road – Request for Extension of Subdivision (2020-011)

J. Novak MOTIONED to grant the Request for Extension of Subdivision (SUB15-432), for five years with a new expiration date of May 20, 2025. All original conditions will continue to be required. SECONDED by B. Hayn. MOTION CARRIED

11. PLANNING ISSUES AND DISCUSSION-

A. Village District Regulations

The Commissioners reviewed and compared the Westchester permitted uses and the Westchester Commercial uses. Staff provided a proposed reshuffled draft of the regulation and would like direction from the commission on proceeding to application. Chairman Mathieu stated the current village district that is being discussed is a small area, basically the intersection of 16 and 149, with an additional 10-15 parcels with existing businesses. The Commission advised staff refine the draft and submit to commission for review/comment and then proceed to Public Hearing on September 16th, 2020.

B. Affordable Housing

M. KehoeGreen would like staff to take a closer look where multifamily housing is permitted and how many acres are required for single family housing. Staff will also take a closer look at how our Plan of Conservation Development might support or conflict with what may be the goals for housing diversity, housing affordability, and density in the town center.

C. Subdivision Regulations

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M. Bordeaux discussed the discrepancies of the current subdivision regulations and zoning regulations, and it has been suggested to do an audit to the regulations to find the contradictions and inconsistencies. Chairman Mathieu said while he has no issues with the idea of an audit, however from a short term perspective, staff may want to consider an amendment that prioritizes the applicability of each document.

D. Landscaping and Contractor Storage Yards

M. Bordeaux asked for direction to respond to inquiries from landscapers looking to store materials and equipment. Staff will continue to discuss the possibility of addressing this use in addition to section 7.3.1.

12. CORRESPONDENCE – NONE

13. ADJOURNMENT

B. Hayn MOTIONED to adjourn the August 19, 2020 Planning & Zoning Commission meeting at 8:32PM. SECONDED by J. Novak. MOTION CARRIED.

Respectfully Submitted,

Kamey Cavanaugh, Clerk

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