



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

Planning & Zoning Commission

Meeting Minutes

October 21, 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 Linell, Meaghan Kehoeegreen, and Bruce Hayn.

Members Absent: Secretary Mark Noniewicz & Beverly Seeley

Others Present: Matthew Bordeaux; Planner and Kamey Cavanaugh; Clerk.

RECEIVED
COLCHESTER, CT
2020 NOV -6 AM 10:19
Beverly Seeley
TOWN CLERK

- 2. ADDITIONS TO THE AGENDA** – None

- 3. APPROVAL OF MINUTES** – September 16, 2020 and October 7, 2020

B. Hayn MOTIONED to APPROVE the minutes of September 16, 2020. SECONDED by J. Novak. MOTION CARRIED

B. Hayn MOTIONED to APPROVE the minutes of October 7, 2020. SECONDED by J. Novak. MOTION CARRIED

M. Bordeaux read the legal notice into the record.

4. PUBLIC HEARING-

- A. Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-019)**

Chairman Mathieu asked if there are any objections to any of the commissioners seated for the application; hearing none

M. Bordeaux presented the following report to the members of the Commission and public for consideration.

At the Commission's October 7, 2020 regular meeting, Colvest/Colchester, LLC proposed a regulation text amendment of Section 5.3 of the Land Development Regulations. The amendment, approved by the Commission that evening, removed the word "parts" from the list of auto-related commercial uses not permitted in the Town Center District per Section 5.3.2. The result allows the retail sales of auto parts to be considered a commercial use, permitted in the Town Center.

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Section 9.1 of the Regulations lists a series of uses not allowed in the Historic Preservation Overlay Zone (HPOZ). Section 9.1.2.H includes "Automotive sales, service, parts and repairs" as one of those prohibited uses.

As the HPOZ is located entirely within the Town Center District, it stands to reason that, consistent with the intent of the amendment in the Town Center, the same principles considered in the Commission's approval also apply to the sales of "parts" in the HPOZ. Therefore, to close the loop on the decision that the sale of auto parts be considered a generally accepted commercial retail use, the following proposal would strike the word "parts" from Section 9.2.H for consistency across the two districts.

Chairman Mathieu wanted the comments from the record of application 2020-017 to be included with the current application.

Chairman Mathieu asked if there were any other members of the public wishing to speak; hearing none

J. Novak MOTIONED to CLOSE the PUBLIC hearing portion of Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-019). SECONDED by B. Hayn. MOTION CARRIED.

5. FIVE MINUTE SESSION FOR THE PUBLIC –

John Bowen, 157 Bulkeley Hill Road, expressed concern for a business that is being operated on a neighboring property, 143 Bulkeley Hill Road.

Mary Bylone, Colchester First Selectman reported to the Commission of town staff having had multiple meetings and a cease and desist order has been issued to the owner of the property. Town staff attempted to work with the property owner and the business owner to rectify the situation which was not affective, therefore resulting with the cease and desist order being issued. Action has been taken and staff is hopeful for compliance.

Mr. Zalenski, Bulkeley Hill Road, also stated his concern for the activity taking place at 143 Bulkeley Hill Road and asks the town to rectify the situation.

Chairman Mathieu asked for this item to be added to the ZEO report and to update the Planning and Zoning Commission at the next regular scheduled meeting.

6. PENDING APPLICATIONS – NONE

7. NEW APPLICATIONS –

8. PRELIMINARY REVIEWS

9. OLD BUSINESS

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10. NEW BUSINESS-

A. Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-019)

Chairman Mathieu stated that the proposal to permit the sale of auto parts in the HPOZ is consistent with the text amendment approved at the last meeting related to the Town Center zone.

J. Tinelle MOTIONED to APPROVE Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-015) to revise Section 9.1.2.H of the Colchester Land Development Regulations to remove the sale of auto parts from the list of uses prohibited in the Historic Preservation Overlay Zone. The proposed amendment is consistent with Section 4.3 and 4.5 of the Plan of Conservation and Development as it seeks to "Strengthen the Town Center Economically" and "Facilitate and Support Economic Growth."

The proposed amendment will have an effective date of November 9, 2020.

SECONDED by J. Novak

M. Kehoeegreen stated she is not in favor of this change, thinking of a long term future for the Town of Colchester and what is wanted to be developed and where it would fit in. Ms. Kehoeegreen also stated the number of already existing auto part stores and doesn't feel that increasing those types of businesses is necessary; adding other businesses to the Historical Overlay zone she would be in favor of.

MOTION CARRIED 4-1-0, M. Kehoeegreen voted NO

11. PLANNING ISSUES AND DISCUSSION-

A. Solar Energy Systems –

M. Bordeaux has started to draft some language that would provide the commission areas of consideration as it would apply to special permit. Staff continues to work on this item and will continue to discuss with the commission.

B. Affordable Housing -

M. Bordeaux met with Ms. Kehoeegreen and discussed having Sara Bronin, who leads Desegregate CT, to come before the commission and discuss the work they have been doing that pertains to affordable housing legislation.

12. CORRESPONDENCE –

A. Email dated October 13, 2020 from Deanne Bowen

Discussed under Public Comments.

13. ADJOURNMENT

J. Novak MOTIONED to adjourn the October 21, 2020 Planning & Zoning Commission meeting at 7:48PM. SECONDED by B. Hayn. MOTION CARRIED.

Respectfully Submitted,

Kamey Cavanaugh, Clerk

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