



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

Planning & Zoning Commission

Meeting Minutes

November 4, 2020

ZOOM Meeting @ 7:00 pm

1. **CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:00 pm.

ROLL CALL-

1. **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 and Daphne Schaub, ZEO.

2. **ADDITIONS TO THE AGENDA** – None

3. **APPROVAL OF MINUTES** –October 21, 2020

B. Hayn MOTIONED to APPROVE the minutes of October 21, 2020. SECONDED by J. Tinelle. M. Noniewicz abstained. MOTION CARRIED

M. Bordeaux read the legal notice into the record.

4. **PUBLIC HEARING-**

A. N.C.T. Inc./NCT Friction Welding – 124 Upton Road Special Permit / Site Plan (2020-018)

Mr. Bordeaux reported to the commission of the applicant requesting approval of a site plan to construct a new light industrial facility in accordance with Section 7.2.6 of the Colchester Land Development Regulations (the Regulations). The applicant is proposing to erect an 8,400 square foot pre-engineered metal building on a one (1) acre parcel at 124 Upton Road (Map 9 / Lot 8-13) in the Arterial/Commercial District.

As a portion of the property is located in the Aquifer Protection Zone (APZ), the project is subject to special permit approval in accordance with Section 9.2 as well.

A site plan was prepared for the applicant by Anchor Engineering Services, Inc. The site is located on the north side of Upton Road. The site is surrounded by vacant land in the Arterial/Commercial District. There are no residential uses adjacent to the site. There are no regulated inland wetlands or watercourses and the parcel is not located in a special flood hazard area.

The plans were prepared in compliance with the Performance Standards outlined in Section 7.4 of the Regulations.

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Kevin Grindle, Anchor Engineering was before the commission representing NCT Friction Welding. Mr. Grindle shared a site plan of the property and discussed the proposed activity with the commission. Mr. Grindle stated he feels the proposed 8400sf building is well suited for the location and fits in with the nature of Upton Road. The parking lot and the intended use was discussed. M. Noniewicz asked if the sizes of trucks that would be entering the site will have enough of a turning radius. Mr. Grindle confirmed there is enough room for the trucks that will be entering the site to maneuver through easily. Mr. Grindle discussed the storm drainage and how it will be discharged from the site, stating this has been reviewed by town staff and has been accepted. Mr. Grindle reported on the proposed lighting and confirmed they are not proposing any light poles in the parking lot. A light fixture cut sheet has been submitted and reviewed by staff. The proposal is for low light levels at the building providing service and security at the access points and will be on the building plans when applying for building permits. With the location of the building and the distance to property lines, Mr. Grindle is very confident of there not being any light trespassing off the property, therefore, they will be requesting a waiver from the requirement to submit photo metric plan, acknowledging they feel the buildings location as well as the minor amount of light proposed would not require a light plan. Chairman Mathieu asked for clarification on the hours of operation and being only a 9am-5pm business the need for parking lot lighting might not be necessary.

Volo Drobockyi, President of NCT gave the commission an overview of the business that NCT does.

Bruce Hayn asked how the waste was going to be contained. Volo Drobockyi stated on site there is a plastic tank designed for the waste and is pumped out yearly. As this is a small company there is not a lot of oil waste. The metal chips are stored in metal barrels and every couple of months a new barrel is delivered and the used barrel is removed.

M. Noniewicz asked if there was a sign design. Mr. Grindle advised the commission there is currently not a sign design in place however once designed will be submitted to staff for review.

Chairman Mathieu asked if there were any other members of the public wishing to speak in favor or opposition of the application; hearing none

Mr. Bordeaux reported to the members of the commission the comments from the Town Engineer and the ZEO have been satisfied. A comment was also received from James Paggioli, Public Works Director, stating "It should be noted the APZ boundary that partially occupies the proposal by this application unaltered portion of the South West corner of the site, the boundary of the APZ is taken from historic soils mapping and does not take into account the area was previously graded for roadway construction as part of the original subdivision road construction that occurred prior to the enactment of the APZ regulations. As such, the actual soil strata data for this area has been altered from the historic mapping designation. Regardless, in order to address the APZ requirements, I find that the data in notes listed on SHEET 2 of 4 the revised plans to be sufficient for preservation of ground water quality of the APZ for the application presented and may be incorporated into the approval comments on the site plan."

M. Noniewicz MOTIONED to CLOSE the PUBLIC hearing portion of N.C.T. Inc./NCT Friction Welding – 124 Upton Road Special Permit / Site Plan (2020-018). SECONDED by B. Hayn. MOTION CARRIED.

5. FIVE MINUTE SESSION FOR THE PUBLIC –

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John Bowen, 157 Bulkeley Hill Road, expressed concern for a business that is being operated on a neighboring property, at 143 Bulkeley Hill Road. Mr. Bowen provided the town with documentation of the business taking place at this location and would like an update.

6. PENDING APPLICATIONS – NONE

7. NEW APPLICATIONS – NONE

8. PRELIMINARY REVIEWS- NONE

9. OLD BUSINESS - NONE

10. NEW BUSINESS-

A. N.C.T. Inc./NCT Friction Welding – 124 Upton Road Special Permit / Site Plan (2020-018)

M. Noniewicz feels this is a good fit for the area and proportionally sized for the location, with minimal lighting and signage. The APZ is a minor portion of the lot and will be undisturbed when the grading takes place.

Chairman Mathieu agreed, and felt the waiver request makes sense as this is not a retail use and to require an iso diagram seems an unnecessary cost in this case.

M. Noniewicz MOTIONED to APPROVE N.C.T. Inc. /NCT Friction Welding – 124 Upton Road Special Permit / Site Plan (2020-018) the request to reduce the number of parking spaces required in accordance with Section 10.4.2 from 18 spaces to 9 spaces, SECONDED by B. Hayn. MOTION CARRIED

M. Noniewicz MOTIONED to APPROVE N.C.T. Inc. /NCT Friction Welding – 124 Upton Road Special Permit / Site Plan (2020-018) the request to waive the requirement for a site lighting iso-diagram in accordance with Section 12.3.4. based on the fact there are no freestanding lights and just building mounted lights. SECONDED by B. Hayn. MOTION CARRIED

M. Noniewicz MOTIONED to APPROVE N.C.T. Inc. /NCT Friction Welding – 124 Upton Road Special Permit / Site Plan (2020-018) for a proposed light industrial facility at 124 Upton Road in accordance Section 7.2.6 and Section 9.2 of the Colchester Land Development Regulations. The Commission finds the application meets the special permit general evaluation criteria of Section 14.8., is compatible with the surrounding properties and will not substantially affect environmental quality in an adverse manner, with the following conditions:

- 1. The Modifications as specified in staff memoranda from: Daphne Schaub, Assistant Planner/ZEO, dated November 4, 2020***
- 2. The lighting, sign design and heating systems are approved by town staff***

SECONDED by J. Tinelle. MOTION CARRIED

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11. PLANNING ISSUES AND DISCUSSION-

D. Schaub reported to the Commission staff continues to address 143 Bulkeley Hill Road and will update the commission as it proceeds.

Mr. Bordeaux reported to the commission that Sara Bronin is scheduled to be at the next regular scheduled meeting, November 18th, 2020

Mr. Bordeaux stated the research on solar farms continues.

12. CORRESPONDENCE –

13. ADJOURNMENT

B. Hayn MOTIONED to adjourn the November 4, 2020 Planning & Zoning Commission meeting at 8:15PM. SECONDED by M. Noniewicz. MOTION CARRIED.

Respectfully Submitted,

Kamey Cavanaugh, Clerk

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