



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, July 27, 2022
7:00 pm – Town Hall, Room 1
Special Meeting
MINUTES

RECEIVED
COLCHESTER, CT
2022 JUL 29 PM 1:40
Gayle Fumman
TOWN CLERK

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, M. Noniewicz, M. Kennebec, S. Smith, B. Hayn

Absent: S. Nadeau

Also Present: A. Lago Zoning Enforcement Official, S. Kilgus Land Use Assistant and Applicants

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:02 pm
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**
 - a. June 15, 2022 – Motion by M. Noniewicz to approve the minutes as written, 2nd by B. Hayn. **Vote was unanimous. Motion carried.**
4. **Public Hearings**
 - a. **Niantic Bay Group LLC – 0 Rutka Ln - Special Permit (2022-007)** – A. Lago read the legal notice. Chairman Mathieu asked if anyone in the audience had concerns with any of the commissioners seated. Hearing none, he asked the applicant to present the application to the group. Gregg Fedus, Fedus Engineering, discussed plans for the 20-unit housing project on 6 acres off Wall St. Topics discussed were site, drainage, landscaping and traffic. Attorney Ed Casella spoke of the variance for the sight line in 2017 that was reduced from 500' to 380'. The Chairman then asked if any members in the audience desired to speak in favor of the application. J. Rutka, 180 Wall St, noted high density housing should be encouraged between industrial and single-family homes. The Chairman then asked if anyone in the audience wanted to speak in opposition to the application. S. Bisson, 223 Wall St, questioned why the property address did not appear on the legal notice. L. Atkins, 156 & 168 Wall St, spoke of runoff from the industrial area on Upton Rd coming onto her land. She requested a clarification on grading to prevent increased runoff. J. Wissler, 220 Wall St, asked about the Aquifer Protection Zone and question the accuracy of the traffic study and sight line analysis. S. Bisson mentioned placing stop signs on Wall St at the intersection with the new road. D. Tarnowski, 183 Wall St, spoke about traffic, a large tree in the vicinity and about staff comments. The applicant spoke to the concerns from abutters and explained grading, drainage and sump pumps, confirmed the 380' sight line as well as the desire to save the large tree. The 100 yr storm would not fill the retention basin. Sump pumps will be backed up by batteries capable of running for 72 hours. The Affordable Housing requirements related to a housing development of this size will be addressed by staff. Motion by M. Noniewicz to continue the public hearing, 2nd by J. Novak. **Vote was unanimous, motion carried.**

5. Five Minute Session for the Public - None

6. Pending Applications - None

7. New Applications - None

8. Preliminary Reviews - None

9. Old Business

- a. Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008) – A. Lago will draft the text of the regulation amendment. No action taken.

10. New Business - None

11. Planning Issues and Discussions

- a. Discussion re: Municipal Regulation of Cannabis Establishments – Members discussed the draft of the regulations regarding cannabis license types, business types and appropriate areas for the establishments to be located in town. Members were in agreement regarding zoning districts to allow these businesses to operate. Provisions to the regulations include proximity to a school or day care, on-site consumption, traffic and security. Members discussed removing the Arterial Commercial and Future Development districts from the large scale indoor industrial regulation. A public hearing will be required.

*M. Noniewicz left the meeting.

- b. Discussion re: non-conforming use A. Lago solicited input from the commission regarding non-conforming use. Expansion vs. intensification was discussed. Michelle Martineau, a representative for a prospective business owner, attended the meeting to discuss a parcel in the suburban use district and the potential of opening a dog obedience and sports training school in a location that is already a non-conforming use.

12. Correspondence – None

13. Adjournment – Motion to adjourn by J. Novak, 2nd by B. Hayn. ***Motion carried, meeting adjourned at 9:12 pm.***

Respectfully submitted by,

Stacey Kilgus