



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

**Planning & Zoning Commission
Meeting Minutes
February 5, 2020
Town Hall Room 2 @ 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, Secretary Mark Noniewicz, Meaghan Kehogreen, Bruce Hayn, and Alternate Beverly Seeley

Members Absent: Jason Tinelle

Others Present: Daphne Schaub, Assistant Planner/Zoning Enforcement Officer & Clerk Kamey Cavanaugh

- 2. ADDITIONS TO THE AGENDA**

- 3. APPROVAL OF MINUTES – January 15, 2020**

M. Noniewicz MOTIONED to APPROVE the minutes of January 15, 2020 as written. SECONDED by B. Hayn. MOTION CARRIED 6-0-0.

- 4. PUBLIC HEARING-**

- 5. FIVE MINUTE SESSION FOR THE PUBLIC –**

- 6. PENDING APPLICATIONS –**

- 7. NEW APPLICATIONS –**

- A. Application No. SP2020-001 – Hop Culture Farms & Brew Co. Cato Center Road (Map 05-12/Lot 024-000. Formerly known as Map 05-12/Lots 022-001, 023-000 & 024-000) in the RU District**

Heather and Sam Wilson, owners of Hop Culture Farms & Brew Co. were before the commission to request an extension to their hours of operation to include Thursdays, 4-9pm. Chairman Mathieu stated as a board they reserve the right to revisit this among other conditions knowing this might be coming and therefore a public hearing is not necessary. Mrs. Wilson stated that business has been doing very well and feedback from a lot of the patrons asking to be open on Thursdays. Bev Seeley asked the applicant if they thought being open this additional day would impact the neighbors. Mrs. Wilson stated she has a very open line of communication with the neighbors and does not feel this additional day would impact them in a negative way.

RECEIVED
COLCHESTER, CT
2020 FEB - 7 PM 3:02
Gayle Furman
TOWN CLERK

MINUTES

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M. Noniewicz MOTIONED to move Agenda Item 10A. on the agenda. SECONDED by B. Hayn. MOTION CARRIED 6-0-0.

M. Noniewicz MOTIONED to approve the modification of Special Permit (SP2018-001) for Hop Culture Farms & Brew Co. LLC at 144 Cato Corner Road to amend the Statement of Use to allow business hours from 4 p.m. to 9 p.m. on Thursdays in accordance with the Colchester Land Development Regulations Section 8.9.6. The proposed modification is minor in nature and consistent with the General Evaluation Criteria and Specific Evaluation Criteria of the Colchester Land Development Regulations Section 14.8 and 14.9, respectively. SECONDED by M. Kehoegreen. MOTION CARRIED 6-0-0

8. PRELIMINARY REVIEWS –

A. Settlers Greene Development, LLC – Lebanon Ave

John Mathison, Settlers Green Development, presented a proposed change to the already approved proposed townhouses and commercial use buildings on Lebanon Ave. For economical reason the approved plan would be difficult to construct, however, the applicant proposed the same roadway systems, with the exception of the middle road being removed and made into green space, and the buildings are converted from 67 residential units to approximately 91, with the commercial component remaining in the same place. A zone change would be needed to subdivide the property to keep the commercial in the Future Development Zone and moving the subdivided piece to be zoned Suburban.

The Planning and Zoning Commission received the new plan well and asked staff to provide them with a more formal map showing the zone change for further discussion.

9. OLD BUSINESS –

10. NEW BUSINESS –

11. PLANNING ISSUES AND DISCUSSION

A. Solar Energy Systems

The Commission discussed the proposed layout for ground-mounted Solar Energy-Systems (SES) is a permitted accessory use on sites where the principal use is residential, ground-mounted SES is a permitted accessory use on sites where the principal use is commercial, ground-mounted SES is a permitted principle use subject to Special Permit approval on commercial and residential sites, and roof-mounted SES is a permitted use on commercial and residential structures.

The commission discussed the height limitations, larger setbacks, enforcement, the limitation of panels by gross area, to differentiate by zone and not by commercial or residential, and screening on all sides.

B. Medical Marijuana

A memo dated February 3rd, 2020 from Matthew Bordeaux, Planning Director, was given to the members of the commission for review and further discussion will take place.

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C. Affordable Housing Regulation Amendment

Section 8.2 Affordable Housing 1. Paragraph was discussed. The commission agreed further discussion should take place in regards to removing '(6) Dwelling Units' from the paragraph.

12. CORRESPONDENCE –

Reminder to the Commission of the upcoming CFPZA meeting scheduled for March 26th.

13. ADJOURNMENT

M. Noniewicz MOTIONED to adjourn the February 5, 2020 Planning & Zoning Commission meeting at 9:03PM. SECONDED by J. Novak. MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Kamey Cavanaugh, Clerk

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