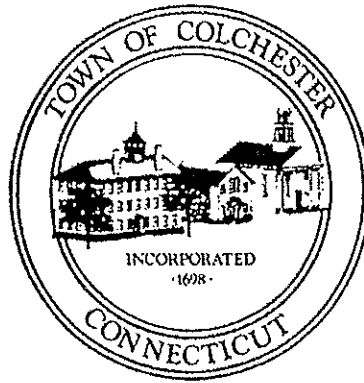


Code Administration
Building Official
Fire Marshal
Wetlands Enforcement



Planning and Zoning
Planning Director
Zoning Enforcement
Town Engineer

**Planning & Zoning Commission
Meeting Minutes (Amended)
February 20, 2019
Town Hall Room 3 @ 7:00 pm**

RECEIVED
COLCHESTER, CT
2019 MAR -7 PM 1:53
Kathleen M. Mathieu
PLANNING DIRECTOR

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, J. Tinelle, M. Kehogreen, B Hayn.

Members Absent: M. Noniewicz, K. Godbout & B. Seeley

Others Present: Planning Director R. Benson, Assistant Planner/Zoning Enforcement Officer D. Schaub, Board of Selectman S. Soby, and Clerk K. Cavanaugh

1. **CALL TO ORDER** – J. Mathieu called the meeting to order at 7:02 pm.
2. **APPROVAL OF MINUTES – February 6, 2019**
Approval of minutes was suspended to the next regular scheduled meeting.
3. **PUBLIC HEARING-**

A. Proposed Regulation Amendment: Colchester Land Development Regulations, Section No. 11, Signage. (Continued from 020619)

Chair Mathieu asked if anyone was opposed with the seated panel; hearing none D. Schaub reported to the changes of the previously submitted proposed regulation, Section 11.21 Commercial Temporary Signs. The changes proposed can be reviewed in the Planning and Zoning office. Staff expressed concern with businesses being harmed by the regulation being too strict. J. Mathieu stated if this is in regards to just feather flags that this is a broader issue. The regulations have been drafted to support the local business and the board will make a decision based on the information gathered. Placement of signs and number of signs permitted was discussed. J. Novak asked staff for an update on the Wayfinder Signs. D. Schaub has a plan to requests at the point in time if this amendment is approved that it be given a 6 month effective date out in order to have the time to begin a discussion with the EDC and other groups for input on what direction the Wayfinder signs will take. J. Novak asked staff if any complaints against signs have come into the office. D. Schaub stated the notice of the Public Hearing was in the newspaper and is on the website. There have not been any recent verbal complaints received in the office.

Jack Faski, Colchester Business Association, stated he works close with surrounding businesses and doesn't feel any of the businesses are trying to make things difficult, however they would like the use of the signs for advertising in order to bring people into their business. Mr. Faskis agrees the signs can be better maintained by business owners, but disagrees with forcing a charge for the permits issued. D. Schaub reminded Mr. Faski placing a charge on an application or permit is not the prevue of the Planning and Zoning Commission, this would be heard before the Board of Selectman.

Mr. Troiano thanked the Planning and Zoning Commission for their time and efforts in trying to come to a compromise with both the town and the businesses.

Terrance Dominic, thanked the Commission for their due diligence and respectively listening to the business owners that have attended the public hearing. Mr. Dominic does not agree with the proposed permitting procedure and to have a fee for the applications.

Michael Hinchcliffe, feels the Commission is doing the right thing by listening to the business community and what they would like, and understands the job of the commission is to look out for the town in helping to keep it to look beautiful. Mr. Hinchcliffe feels to make it exempt, therefore there would not be a fee for the permits/applications.

Hearing no more from the public

J. Novak MOTIONED to CLOSE the public hearing on the proposed regulation amendment Section 11, Signage, of the Colchester Land Development Regulation. SECONDED by M. Kehoegreen. All members voted in favor. MOTION CARRIED 5/0

4. NEW BUSINESS & APPLICATIONS RECEIVED-

A. SUB#2019-001: Application for Modification of Subdivision Approval SU#96-273 to not require the installation of sidewalks

R. Benson reported on an application that was received from Mr. Peter Alter, Trustee for the Estate of Lawrence Green requesting a subdivision modification not require the originally proposed sidewalks. The originally subdivision application was approved in 1996 which proposed sidewalks along the front of the property (Harbor Road), and a bond was posted. Since the time the subdivision was approved, the project is completed, and both applicants are decease. Due to the nature of time it is uncertain why the bond was never called or the sidewalks constructed, however this property is not located on a high density road, therefore it is the recommendation of staff to approve the application to remove the requirements of the sidewalks, in addition, the amount of time that has since passed the amount of the bond would not cover the cost to construct the sidewalks required in the original permit.

B. Hayn MOTIONED to APPROVE application SUB#2019-001 modification of Subdivision SU#96-273 not to require a sidewalk to be constructed along the Harbor Road Portion of the property for the following reasons;

- a. *The property is located on Harbor Road which is a dead end road with low density development. There are 12 properties located on Harbor Road and there are currently no sidewalks on any portion of Harbor Road*
- b. *Harbor Road is not within the area planned to be serviced by sidewalks in the Plan of Conservation and Development*
- c. *Harbor Road is within 1 mile of Bacon Academy but there are no sidewalks along Norwich Avenue between Bacon Academy and Harbor Road for pedestrian's access to a public Road.*

SECONDED by J. Tinelle. All members voted in favor. MOTION CARRIED 5/0

5. FIVE MINUTE SESSION FOR THE PUBLIC – NONE

6. PENDING APPLICATIONS –

A. Proposed Regulation Amendment: Colchester Land Development Regulations, Section No. 11, Signage. (Continued from 020619)

J Mathieu suggested deliberation on this item be postpone until the next regular scheduled meeting since a lot of additional items were discussed, in addition wait to have more members present for discussion. On a side note J Mathieu asked the fee structure for this amendment be discussed at a later date as a planning issue, in addition present a recommendation to the Board of Selectman.

J. Novak MOTIONED to POSTPONE action on the proposed regulation amendment Section 11, Signage, of the Colchester Land Development Regulation. SECONDED by B. Hayn. All members voted in favor. MOTION CARRIED 5/0

7. PRELIMINARY REVIEWS – NONE

8. OLD BUSINESS – NONE

9. PLANNING ISSUES & DISCUSSION:

A. Discussion of Flag Lots on Local and Dead End Streets

R. Benson provided the commission with documentation defining flag lot regulations, the land development regulations, and the subdivision regulation interpretation, asking for clarification. Discussion took place.

10. ZONING ENFORCEMENT – January 2019

D. Schaub reviewed current zoning enforcement concerns.

11. CORRESPONDENCE – NONE

12. ADJOURNMENT

B. Hayn MOTIONED to adjourn the February 20, 2019 meeting at 8:34 pm, SECONDED by J. Tinelle. All members voted in favor. MOTION CARRIED 5/0

Respectfully Submitted,

Kamey Cavanaugh, Clerk