



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

**Planning & Zoning Commission
Meeting Minutes
December 18, 2019
Town Hall Room 2 @ 7:00 pm**

RECEIVED
COLCHESTER, CT
2020 JAN 16 AM 10:03
Gayle Furman
GAYLE FURMAN
TOWN CLERK

1. **CALL TO ORDER** – Chairman Joseph Mathieu called the meeting to order
ROLL CALL-

Members Present: Chairman Joseph Mathieu, Jason Tinelle, Bruce Hayn, and Alternates Beverly Seeley

Members Absent: Vice Chairman John Novak, Secretary Mark Noniewicz, & Meaghan Kehoegreen

Others Present: Matthew Bordeaux, Planner, Daphne Schaub, Assistant Planner/Zoning Enforcement Officer

2. **ADDITIONS TO THE AGENDA**

3. **APPROVAL OF MINUTES – December 4, 2019**

B. Hayn MOTIONED to APPROVE the minutes of December 4, 2019 as written. SECONDED by B. Seeley. MOTION CARRIED 4-0-0.

4. **PUBLIC HEARING-** Application No. 19-4SA of Gregory Eddy and Theresa Main (Owner/Applicant), 264 Lake Hayward Road, for a Two-Lot Subdivision, Map 02-12/01A-000 in the RU Zone.

Daphne Schaub read the call for the record.

D. Schaub provided the commission with the subdivision map showing the lot of discussion.

Bob Reed, 6 Old Waterbury Road, Terryville, Robert Reed Associates, representing the owner of the property was before the commission. Mr. Reed stated the lot before them was the homestead lot and was the largest lot with an existing home. The applicant would like to split the 7.5 acre lot into 2 separate lots. The applicant has obtained a permit from the wetlands agency. The wetlands agency also provided a permit for the applicant if the Planning and Zoning Commission were to require sidewalks. The proposed house and driveway locations were identified along with the proposed septic system. Director of Public works, Jim Paggioli stated he would like to see sidewalks, Town Engineer, Sal Tassone, stated he didn't have an opinion either way for sidewalks, and the Wetlands Commission stated they would rather there not be sidewalks as then there would be no direct wetland impacts.

MINUTES

Wednesday, December 18, 2019
Planning & Zoning Commission

D. Schaub stated this located is very rural and on a collector road, there is currently sub divisions surrounding the lot that do not have sidewalks, the only sidewalks in the area are old and have not been maintained.

Chair Mathieu asked if anyone present would like to speak in favor or opposition of the application.

Dan Eddy, Old Hartford Road, liked the idea of the lot being very rural however very close to town.

B. Hayn MOTIONED to CLOSE PUBLIC HEARING- Application No. 19-4SA of Gregory Eddy and Theresa Main (Owner/Applicant), 264 Lake Hayward Road, for a Two-Lot Subdivision, Map 02-12/01A-000 in the RU Zone. SECONDED by B. Seeley. MOTION CARRIED 4-0-0.

B. Hayn MOTIONED to ADD item 6.A) PENDING APPLICATIONS- Application No. 19-4SA of Gregory Eddy and Theresa Main (Owner/Applicant), 264 Lake Hayward Road, for a Two-Lot Subdivision, Map 02-12/01A-000 in the RU Zone. SECONDED by B. Seeley. MOTION CARRIED 4-0-0.

5. FIVE MINUTE SESSION FOR THE PUBLIC – None

6. PENDING APPLICATIONS – Application No. 19-4SA of Gregory Eddy and Theresa Main (Owner/Applicant), 264 Lake Hayward Road, for a Two-Lot Subdivision, Map 02-12/01A-000 in the RU Zone.

The commission discussed the sidewalks and felt this being a rural area, the condition of the current sidewalks already in place in the area, and the wetland impacts, the commission agreed that sidewalks would not be a requirement in the approval.

B. Hayn MOTIONED to APPROVE Application No. 19-4SA of Gregory Eddy and Theresa Main (Owner/Applicant), 264 Lake Hayward Road, for a Two-Lot Subdivision, Map 02-12/01A-000 in the RU Zone for the reason is this is an as of right use in the zone, meets all of the requirements in the zone, Town Staff has recommended approval with the following conditions;

- *Sidewalks will NOT be a condition of this approval*
- *Applicant must record the subdivision Mylar in the Town of Colchester land records*

SECONDED by B. Seeley.

Chair Mathieu stated on the cost aspect that was raised for the sidewalks and when there is that much cost associated with the project, if the community wants an extensive sidewalk network in that area then is should become the community's burden. If at a point there comes a determination that more sidewalks are needed in this area, at that point it can become a municipal issue.

MOTION CARRIED 4-0-0.

7. NEW APPLICATIONS – None

8. PRELIMINARY REVIEWS – None

9. OLD BUSINESS – None

MINUTES

Wednesday, December 18, 2019

Planning & Zoning Commission

10. NEW BUSINESS –

11. PLANNING ISSUES AND DISCUSSION –

A. Discussion – Solar Energy Regulations

B. Discussion – Marijuana Regulations

C. Review Existing Sidewalk Plan

Items 11. A & B were discussed and additional direction was provided to town staff. Discussion will continue at the next regular scheduled meeting.

12. CORRESPONDENCE –

M. Bordeaux reported to the commission that South East Connecticut Area Council of Governments will be present at the January 15th, 2020 meeting.

13. ADJOURNMENT

B. Hayn MOTIONED to adjourn the December 18, 2019 Planning & Zoning Commission meeting at 8:27PM. SECONDED by J. Tinelle. MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Kamey Cavanaugh, Clerk

MINUTES

Wednesday, December 18, 2019
Planning & Zoning Commission