



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: [www.colchesterct.gov](http://www.colchesterct.gov)

**Planning & Zoning Commission  
Meeting Minutes  
August 21, 2019  
Town Hall Room 1 @ 7:00 pm**

1. **CALL TO ORDER** – Chairman Mathieu called the meeting to order at 7:00 pm.
2. **Members Present:** Chairman Joseph Mathieu, Vice Chairman John Novak, Karen Godbout, Jason Tinelle, Bruce Hayn  
**Members Absent:** Meaghan Kehogreen & Secretary Mark Noniewicz, and Alternate Beverly Seeley

**Others Present:** Daphne Schaub, Assistant Planner/Zoning Enforcement Officer, Board of Selectman Liaison Stan Soby, Kamey Cavanaugh, Clerk.

3. **APPROVAL OF MINUTES – July 17, 2019**  
*J. Novak MOTIONED to APPROVE the minutes of July 17, 2019. SECONDED by B. Hayn. MOTION CARRIED.*

4. **PUBLIC HEARING-** None
5. **FIVE MINUTE SESSION FOR THE PUBLIC – None**
6. **PENDING APPLICATIONS –**
  - A. **Application No. SUB2019-01:** 000 Windham Avenue, North Pond Development, LLC (Applicant), Ronald & Greg Moroch (Owner), for the proposed 37-Lot Subdivision, Map 06-04/Lot 007-000 (Continued from 06/19/2019).

D. Schaub provided a review from James Paggioli, Director of Public Works, at the commission request he provide comment regarding the sidewalks. Mr. Paggioli noted the sidewalks are located a foot outside the right of way and also his concerns with traffic issues. Mr. Paggioli also commented on the town working towards providing more pedestrian ADA friendly options for this area, and feels the necessity for sidewalks should be taken seriously and if the applicant does not pay for them the town will be.

D. Schaub discussed the options for the open space, whether the fee in lieu is accepted and in addition if the open space should be held by the HOA. These decisions are strictly the decision of the commission. Chair Mathieu said the fee was recommend by both the Conservation Commission and the Open Space Committee, who each felt the town would be better served accepting the fee and using the funds elsewhere in town.

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D. Schaub also advised the commission of the 3<sup>rd</sup> item that would need to be discussed for this application is the acceptance of the proposed road widths at 24' and 26'.

***B. Hayn MOTIONED to ACCEPT the fee in lieu of open space. SECONDED by K. Godbout.***

***Discussion-***

***Mr. Hayn felt staff and departments were in support of this option.***

***Mr. Mathieu gives deference to the Open Space Committee as this is what they do. Unless there was something glaring which does not seem apparent in this case.***

***Mr. Novak agreed with the Chairman, in addition said the discussion on the open space puts it in an area that wasn't advantageous to the people who want to use it or the town.***

***MOTION CARRIED 4-0-1, Jason Tinelle abstained.***

***B. Hayn MOTIONED to approve the applicants request to deed the Common Space to the Home Owners Association. SECONDED by K. Godbout.***

***MOTION CARRIED UNANIMOUSLY***

The commission deliberated over the need for the sidewalk fronting Windham Avenue.

***J. Novak MOTIONED to APPROVE Application No. SUB2019-01: 000 Windham Avenue, North Pond Development, LLC (Applicant), Ronald & Greg Moroch (Owner), for the proposed 37-Lot Subdivision, Map 06-04/Lot 007-000, plans dated February 18, 2019 revised July 16, 2019; with a condition requiring the sidewalks on site fronting Windham Avenue, and approve and accept the road widths of 24' and 26', and the previous accepted motions including the fee in lieu of Open Space and Community Space. SECONDED by K. Godbout.***

***MOTION CARRIED UNANIMOUSLY***

***B. Application No. SB2019-04: 564 Lebanon Avenue, Estate of Gary A Keefe and Robert B. Keefe Jr (Owner), Robert B. Keefe Jr. (Applicant), for a 2-Lot Subdivision, Map 06-02/Lot 002-000.***

***J. Novak MOTIONED to POSTPHONE ACTION on Application No. SB2019-04, pending completion. SECONDED by B. Hayn.***

***MOTION CARRIED UNANIMOUSLY***

***C. Application No. SPM2019-002: 723 Middletown Road, 9 Loomis Rd, LLC (Owner/Applicant), for a Site Plan Modification for the Signage of a Multi-Tenant Commercial Building, Map 03-17/Lot 053-000, in the WV Zone.***

D. Schaub stated the application before you is a modification of SP#16-002 G. Veneziano (Applicant), 9 Loomis Rd LLC (Owner) for a Special Permit to construct a convenience store / gas station and coffee shop with drive through services in the Westchester Village Zone at 9 Loomis Road and 509 Westchester Road Assessor's Map #3-17, Lot(s) 52 and 53 and a Certificate of Location for a gasoline station pursuant to Section 14-321 of the CT General Statutes. The intent of this modification is to review and approve the proposed signage for this commercial use.

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The applicant has submitted a complete Sign Permit Application for your review. The signs have been designed and will be installed by Sign Resource Identity Group. A copy of the approved site plan indicating the location of the proposed freestanding sign, as well as detailed sign location plan have been submitted. All sign illumination will be LED with 120V power source.

The subject parcel is located in the Westchester Village Zone, a commercial zone, and was granted a Special Permit for a gas station in 2017. The applicant is proposing suitable landscaping for the base of the sign with a total of 8 planting, 5 Juniper and 3 Rhododendron.

**B. Hayn MOTIONED to APPROVE Application No. SPM2019-002: 723 Middletown Road, 9 Loomis Rd, LLC (Owner/Applicant), for a Site Plan Modification for the Signage of a Multi-Tenant Commercial Building, Map 03-17/Lot 053-000, in the WV Zone. SECONDED by K. Godbout.**  
**MOTION CARRIED UNANIMOUSLY**

**7. NEW APPLICATIONS –**

**A. Application NO.SP2019-001: 451 Old Hartford Road, G.H. Trailers (Owner/Applicant) for a Special Permit and Site Plan Approval of Commercial/Retail Sales in an Aquifer Protection Zone, Map 05-10/Lot 024-000, in the AC/AP Zone.**

D. Schaub reported GH trailer remains incomplete and is not ready for Public Hearing.

**8. PRELIMINARY REVIEWS – None**

**9. OLD BUSINESS – None**

**10. NEW BUSINESS – None**

**11. PLANNING ISSUES & DISCUSSION- None**

**12. ZONING ENFORCEMENT – None**

**13. CORRESPONDENCE – None**

**14. ADJOURNMENT**

**K. Godbout MOTIONED to adjourn the August 21, 2019 Planning & Zoning Commission meeting at 8:00PM. SECONDED by B. Hayn.**

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk

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