



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

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

**Planning & Zoning Commission  
Meeting Minutes  
December 4, 2019  
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 Kehoegreen, Jason Tinelle, & Bruce Hayn, and Alternate Beverly Seeley  
**Members Absent:**

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

2. **ADDITIONS TO THE AGENDA**

3. **APPROVAL OF MINUTES – September 18, 2019 and October 2, 2019**

*M. Noniewicz MOTIONED to APPROVE the minutes of September 18, 2019 as written. SECONDED by J. Tinelle. MOTION CARRIED 7-0-0.*

*M. Noniewicz MOTIONED to APPROVED the minutes of October 18, 2019 as amended. SECONDED by J. Tinelle. MOTION CARRIED 7-0-0.*

4. **PUBLIC HEARING- None**  
5. **FIVE MINUTE SESSION FOR THE PUBLIC – None**  
6. **PENDING APPLICATIONS – None**  
7. **NEW APPLICATIONS –**

- A. **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**

This application has been noticed and will be before the commission at the next regular scheduled meeting.

8. **PRELIMINARY REVIEWS – None**  
9. **OLD BUSINESS – None**

RECEIVED  
COLCHESTER, CT  
2019 DEC -5 PM 3:11  
*Gayle Furman*  
GAYLE FURMAN  
TOWN CLERK

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**10. NEW BUSINESS –**

**A. Election of Officers**

*M. Noniewicz MOTIONED to OPEN the nominations for election of officers for 2020. SECONDED by J. Novak. MOTION CARRIED 7-0-0*

*M. Noniewicz MOTIONED to NOMINATE Joseph Mathieu as Chairman of the Planning and Zoning Commission. SECONDED by J. Novak. MOTION CARRIED 7-0-0*

*B. Hayne MONTIONED to CLOSE nominations for Chairman. SECONDED by M. Noniewicz. MOTION CARRIED 7-0-0*

*M. Noniewicz MOTIONED to NOMINATE John Novak as Vice Chairman of the Planning and Zoning Commission. SECONDED by B. Hayn. MOTION CARRIED 7-0-0*

*M. Noniewicz MOTIONED to CLOSE nominations for Vice Chairman. SECONDED by B. Hayn. MOTION CARRIED 7-0-0*

*J. Novak MOTIONED to NOMINATE Mark Noniewicz as Secretary of the Planning and Zoning Commission. SECONDED by B. Hayn. MOTION CARRIED 7-0-0*

*J. Novak MOTIONED to CLOSE nominations for Secretary. SECONDED by B. Hayn. MOTION CARRIED 7-0-0*

*M. Noniewicz MOTIONED to APPOINT Joseph Mathieu as Chairman. SECONDED by J. Novak. MOTION CARRIED 7-0-0*

*M. Noniewicz MOTIONED to APPOINT John Novak as Vice Chairman. SECONDED by B. Hayn. MOTION CARRIED 7-0-0*

*B. Hayn MOTIONED to APPOINT Mark Noniewicz as Secretary. SECONDED by J. Novak. MOTION CARRIED 7-0-0*

**B. Adoption of 2020 Calendar**

*M. Noniewicz MOTIONED to ADOPT the 2020 Planning and Zoning meeting calendar as presented. SECONDED by B. Hayn. MOTION CARRIED 7-0-0*

**11. PLANNING ISSUES AND DISCUSSION –**

**A. Prioritize Pending P&Z Concerns –**

- Medical Marijuana Moratorium
- Solar Energy Systems
- Affordable Housing

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- Sidewalk Plan
- Revisions to Plan of Conservation and Development
- Revisions to Subdivision Regulations
- Revisions to Zoning Regulations
- Revisions to Zoning Map

The Commission agreed further discussion will take place at the January 15<sup>th</sup>, 2020 meeting.

**12. CORRESPONDENCE –**

**A. 2018 Housing Needs Assessment Follow-up Presentation (SCCOG /SECHA)**

**13. ADJOURNMENT**

*M. Noniewicz MOTIONED to adjourn the December 4, 2019 Planning & Zoning Commission meeting at 8:12PM. SECONDED by B. Hayn. MOTION CARRIED UNANIMOUSLY*

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk

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