

# *Town of Colchester, CT*

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

WEDNESDAY, APRIL 7, 2021

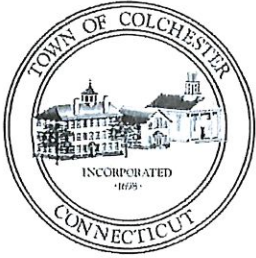
MEETING AT 7:00 P.M.

Virtual Meeting to be held via ZOOM. For a link to the ZOOM meeting please visit the Town of Colchester Public Meetings Calendar at [www.colchesterct.gov](http://www.colchesterct.gov)

## AGENDA

1. **Call to Order**
2. **Additions to the Agenda**
3. **Minutes of Previous Meeting**
  - a. March 17, 2021
4. **Public Hearing**
5. **Five Minute Session for the Public**
6. **Pending Applications**
7. **New Applications**
  - a. Town of Colchester Planning and Zoning Department – C.G.S. 8-24 Mandatory Referral (2021-004) – Sablitz Open Space Acquisition
  - b. Town of Colchester Senior Center Building Committee – C.G.S 8-24 Mandatory Referral (2021-005) – New Senior Center Project
8. **Preliminary Reviews**
  - a. **Old Hartford Rd LLC – 396 Old Hartford Rd**
9. **Old Business**
10. **New Business**
  - a. Gano's Power Equipment – 120 Linwood Ave - Site Plan Modification (2021-002)
  - b. Town of Colchester Planning and Zoning Department – C.G.S. 8-24 Mandatory Referral (2021-004) - Sablitz Open Space Acquisition
  - c. Town of Colchester Senior Center Subcommittee – C.G.S 8-24 Mandatory Referral (2021-005) – New Senior Center Project
11. **Planning Issues and Discussions**
12. **Correspondence**
13. **Adjournment**

RECEIVED  
PLANNING & ZONING COMMISSION, CT  
2021 APR - 1 AM 10:49  
Gayle Furman  
TOWN CLERK



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

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

**Planning & Zoning Commission  
Meeting Minutes  
March 17, 2021  
ZOOM Meeting @ 7:00 pm**

1. **CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:00 pm.

**ROLL CALL-**

1. **Members Present:** Chairman Joseph Mathieu, Jason Tinelle, Meaghan Kehoegreen, Ian Lilly, Stephanie Smith, and John Novak

**Members Absent:** Bruce Hayn and Mark Noniewicz

**Others Present:** Matthew Bordeaux, Planner and Kamey Cavanaugh, Clerk.

2. **ADDITIONS TO THE AGENDA** – None

3. **APPROVAL OF MINUTES** – February 17, 2021

*J. Novak MOTIONED to APPROVE the minutes of February 17, 2021. SECONDED by M. Kehoegreen. MOTION CARRIED*

Matthew Bordeaux read the legal notice into the record.

4. **PUBLIC HEARING** –

- a. **CMMD, LLC – Regulation Amendment (2021-001)**

Matthew Bordeaux stated the applicant is before commission for consideration of a text amendment. With the commissions consideration they should be thinking about consistency with the Plan of Conservation and Development outlined in the memo in the packet. Also the commissioners have letters from the council of governments of the adjacent towns. This floating zone mechanism would be new to Colchester and this evening's petition is for the regulation amendment to add a new zoning district known as the large scale agricultural zone; if adopted, would allow an applicant to then appear before the planning commission again to petition for a zone change. The floating zone is very specific and includes conditions that would dictate the uses and the bulk standards of the use.

Attorney Heller, attorney for the applicant for the text amendment application, reviewed the text of the regulation and discussed process and substance as this is a self-contained regulation and includes specific procedures for a several step process to complete. The applicant has proposed to add a definition in Section 20.4 for a Large Scale Agricultural Building and add a new section to enable Large Scale Indoor Agricultural zone as a floating zone within the town of Colchester. The intent of the regulation is to create a floating zone, governed by a master plan, pursuant to which the commission will have the ability to evaluate a site specific application of the regulation with sufficient information provided in order to

MINUTES

Wednesday, March 17, 2021  
Planning & Zoning Commission

2021 MAR 24 AM 9:11  
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Katie Stumman  
CLERK  
TOWN CLERK

determine the appropriateness of the use in that location. Attorney Heller closed by stating the floating zone concept is consistent with all of the provisions in the Town of Colchester's Plan of Conservation and Development and there is sufficient information both in the record before the commission with respect to the application as well as the POCD to make the findings required in order to grant the text amendment.

Chairman Mathieu asked if anyone was present to speak in favor or in opposition of the application.

David Wasniewski, member of the Agricultural Commission, wanted clarification asking if this floating zone could "land" in a residential zone. It was confirmed that yes it could. Mr. Wasniewski clarified that water and sewer would be required, limiting the applicability of the floating zone in the Rural Use District.

Mr. Bordeaux read into the record letters received from the Chairman of the East Haddam Planning and Zoning Commission and Connecticut River Valley Council of Governments.

***J. Novak MOTIONED to CLOSE the PUBLIC HEARING of CMMD, LLC – Regulation Amendment (2021-001). SECONDED by M. Kehoegreen. MOTION CARRIED***

- b. Edward Wasniewski / Harvey Pond View LLC – 167 Marvin Rd. Special Permit (2021-003)**

Matthew Bordeaux presented the commission with an overview of the special permit application stating their request for permission / approval of farm labor housing under section 8.9.5H. Staff has conducted a review and the location of the farm labor housing is proposed back from the street and meets all bulk standards. Chatham Health has reviewed and stated the proposal is in conformance with public health code Section 19-13-B51D and 19-13-B103D. The application meets all standards for development in the mentioned zone.

Mr. Wasniewski stated the structure being proposed is approximately 900SF with one bedroom to provide housing to farm labor support in addition to allow property security.

Chairman Mathieu asked if anyone was present to speak in favor or in opposition of the application.

***J. Novak MOTIONED to CLOSE the PUBLIC HEARING of Edward Wasniewski / Harvey Pond View LLC – 167 Marvin Rd. Special Permit (2021-003). SECONDED by J. Tinelle. MOTION CARRIED***

**5. FIVE MINUTE SESSION FOR THE PUBLIC – NONE**

**6. PENDING APPLICATIONS – NONE**

**7. NEW APPICATIONS-**

- a. Gano's Power Equipment – 120 Linwood Ave Site Plan Modification (2021-002)**

**8. PRELIMINARY REVIEW- NONE**

MINUTES

Wednesday, March 17, 2021  
Planning & Zoning Commission

**9. OLD BUSINESS- NONE**

**10. NEW BUSINESS –**

**a. CMMD, LLC – Regulation Amendment (2021-001)**

The members of the commission discussed the zones this could be used and the conditions and limits that would be required.

*J. Novak MOTIONED to APPROVE, CMMD LLC Regulation Text Amendment (2021-001) to add a new Section 8.9.A to the Colchester Land Development Regulations which will be a floating zone designated as the “Large Scale Indoor Agriculture Zone”, to add a new definition in Section 20.4 of the Colchester Land Development Regulations for Large Scale Agricultural Building, and to modify Section 8.9.2 of the Colchester Land Development Regulations to include a statement prohibiting the cultivation of marijuana in all zones other than the Large Scale Indoor Agriculture Zone with an effective date of April 5, 2021. The proposed amendment is found to be consistent with Chapter 4.5 of the Colchester Plan of Conservation and Development, specifically the provision to attract new business development including Industrial, Manufacturing and warehouse businesses (including “flex space” with an office component). SECONDED by J. Tinelle. MOTION CARRIED UNANIMOUSLY.*

**b. Edward Wasniewski / Harvey Pond View LLC – 167 Marvin Rd. Special Permit (2021-003)**

*J. Novak MOTIONED to APPROVE Edward Wasniewski / Harvey Pond View LLC – 167 Marvin Rd. Special Permit (2021-003) stating the use is not create or substantially aggravate vehicular and pedestrian traffic safety problems. The use will not have substantial degrading effects on the value of the surrounding property. The use will not substantially affect environmental quality in an adverse manner. The ability of surrounding property to develop consistent with the prevailing zoning will not be substantially impaired. The public utilities and storm drainage are adequate to serve the proposed use. The kind, size, location and height of the building, the nature and extend of landscaping, and the location of the driveway will not hinder or discourage the use of adjoin property. Motion was SECONDED by M. Kehoegreen. MOTION CARRIED UNANIMOUSLY.*

**11. PLANNING ISSUES AND DISCUSSION**

**12. CORRESPONDENCE**

**13. ADJOURNMENT**

*J. Novak MOTIONED to adjourn the March 17, 2021 Planning & Zoning Commission meeting at 9:02PM. SECONDED by M. Kehoegreen. MOTION CARRIED.*

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk



**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

**FROM:** Matthew Bordeaux, Planning Director *MRB*

**DATE:** April 1, 2021

**RE:** Gano's Power Equipment – 120 Linwood Ave & 36 Kmick Lane  
Site Plan Modification (2021-002)

***Introduction***

The applicant, Gano's Power Equipment, is proposing to construct a 3,300 square foot building addition to the existing facility located at 120 Linwood Ave in the Town Center Village District. Gano's Power Equipment provides sales, parts, service and rental of commercial and residential power equipment. There are three (3) parcels that comprise the facility and its operations: 112 & 120 Linwood Avenue and 36 Kmick Lane. 120 Linwood Ave is developed with the existing building and a fenced-in storage area for equipment in the rear. 112 Linwood consists of existing parking spaces for Gano's customers and employees, together with a paved area for equipment storage. 36 Kmick Lane has a gravel turn-around for delivery trucks and two storage structures.

The applicant's agent, Ellen Bartlett, PE, of CLA Engineers, Inc., indicates that the facility now has 11 full time employees and they do not anticipate an increase. Gano's is open Monday through Friday 8 a.m. to 6 p.m., and Saturdays 8 a.m. to 5 p.m. The applicant does not anticipate an increase in traffic as a result of the proposed improvements.

***Proposed Improvements***

Parking and Access

There are presently 18 total parking spaces for Gano's customers and employees: five (5) spaces in front of the building along Linwood Avenue, six (6) spaces facing the building along Kmick Lane, and seven (7) spaces to the rear (northwest) of the paved area at 112 Linwood Ave. The five existing parking spaces that face the building along Linwood Ave require customers to back out directly onto Linwood Avenue when exiting the site. The applicant is proposing to eliminate these parking spaces and install concrete sidewalk with associated landscaping to tie into the existing sidewalk along Linwood Avenue. To offset the loss of those parking spaces, the applicant is proposing to install seven (7) new spaces on 36 Kmick Lane. This parking area will be improved with porous pavement. Additionally, one of the six existing spaces located on 120 Linwood Ave that face the building along Kmick Ln will be converted to a handicap van space.

### Building Addition

The proposed building addition will provide indoor storage for equipment, parts and repairs, which are presently provided onsite. The project does not propose any additional retail space and will not result in an increase in customer traffic to the facility.

The proposed structure is an approximately 3,300 square foot (55' x 60' footprint) steel frame and metal clad building to be erected adjacent to the northerly wall of the existing building. The structure will be painted to match the color scheme on the existing building. The structure will include two (2) overhead doors facing Kmick Ln and an entry door located between the southerly overhead door and the existing building. While the entry door is not shown on the Site Plan, the location of the door is depicted on the elevation rendering (see attached).

Three (3) building mounted lights are proposed to be installed along the Kmick Ln face of the building. The applicant indicates that the lighting will be full cut-off, 60 Watt, LED fixtures located a maximum of 10 feet above grade, designed and located in such a manner as to prevent objectionable light trespass at the property lines.

### Erosion and Sedimentation Control

The applicant has prepared an Erosion Control Plan in accordance with the provisions of the Colchester Land Development Regulations and the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended (see attached). The plan depicts the installation of silt fence around disturbed areas and the provision of inlet sediment control devices in existing catch basins in the vicinity of the proposed activity.

### ***Regulated Activity***

A portion of the proposed improvement of the seven (7) new parking spaces on 36 Kmick Lane falls within the 75' upland review area of a regulated wetland resource. The regulated resource is part of a system conveying stormwater drainage from the center of town and Linwood Avenue. On February 16, 2021, Jay Gigliotti, Wetlands Agent, issued an Agent Approval (WA2021-360) for the regulated activity in accordance with Connecticut General Statutes Section 22a-42a(c)(2).

### ***Staff Review***

Town staff has reviewed the plans and documents supporting the application. A full report on the status of outstanding staff comments will be provided at the meeting.

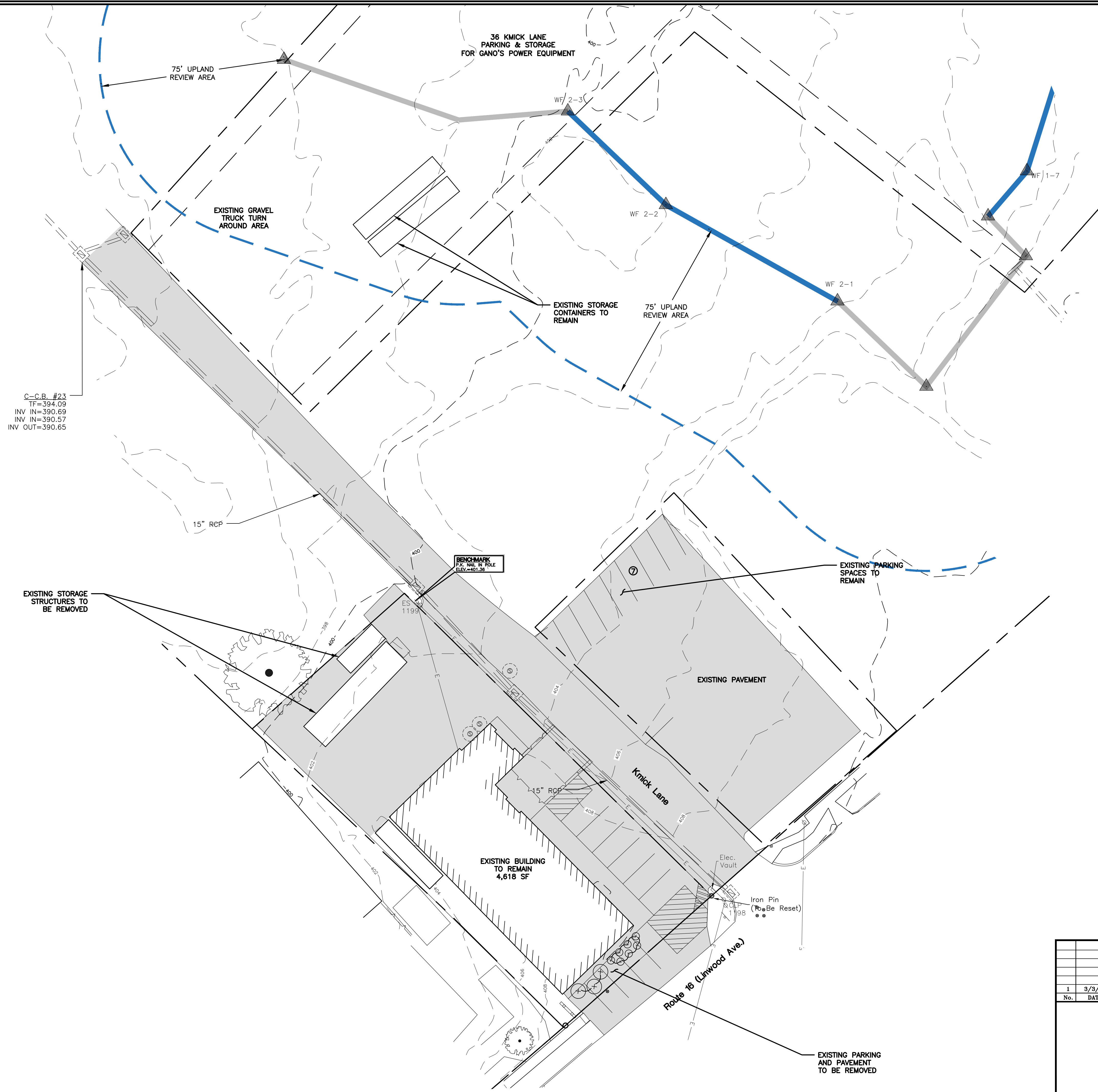
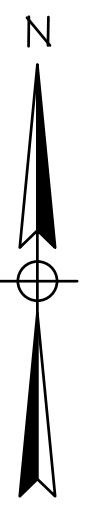
### ***Draft Motion***

Move to approve the Gano's Power Equipment Site Plan Modification (2021-002) for parking improvements and a building addition at 120 Linwood Avenue and 36 Kmick Lane.

MRB

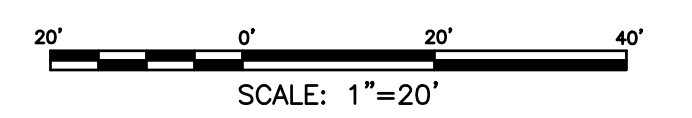
R:\Boards and Commissions\PZC\Applications\Gano's\2021-002 Memo.docx

Attachments



C-C.B. #23  
 TF=394.09  
 INV IN=390.69  
 INV IN=390.57  
 INV OUT=390.65

BENCHMARK  
 I.R. NAIL IN POLE  
 ELEV.=401.36



		<b>CLA Engineers, Inc.</b> Civil • Structural • Surveying		Project No. CLA-6688	
		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		PROJ. ENG. E.M.B	
1		3/3/21	REVIEW COMMENTS	Date: 11/12/2020	
No.	DATE	REVISION		Sheet No.	
36 KNICK LANE, 112 & 120 LINWOOD AVE COLCHESTER, CT				2	
<b>GANO'S POWER EQUIPMENT BUILDING ADDITION</b>					
DEMOLITION PLAN					



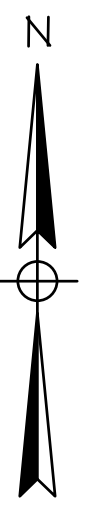
**ZONING COMPLIANCE CHART**  
ZONING DISTRICT: VILLAGE DISTRICT

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	10,000 S.F.	14,182 S.F.
MAX. HEIGHT	3 STORIES/40 FT	25 FT
MIN. FRONTAGE	75 FT	175 FT
FRONT YARD SETBACK	NONE	21 FT
SIDE YARD SETBACK	NONE	2 FT
ABUTTING COMMERCIAL	NONE	3 FT
MAX. BUILDING COVERAGE	75%	56%
MAX. IMPERVIOUS COVERAGE	90%	86%

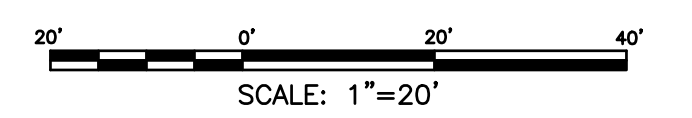
PARKING SPACE CALCULATIONS:  
7,918 SF @ 2 SPACES PER 1,000 SF = 16 SPACES  
22 SPACES PROVIDED

SURVEY PLAN FOR 36 KMICK LANE:  
A-2 BOUNDARY SURVEY PLAN PREPARED BY  
ROBERT R. WEAVER, LS, PREPARED FOR SAM  
AND HELENA WOZNIAK, SCALE 1"=20'  
DATED JANUARY 18, 2006

NOTE: ALL PROPOSED WORK WITHIN THE STATE RIGHT OF WAY WILL REQUIRE  
APPROVAL AND ENCROACHMENT PERMITS FROM CTDOT



C-C.B. #23  
TF=394.09  
INV IN=390.69  
INV IN=390.57  
INV OUT=390.65

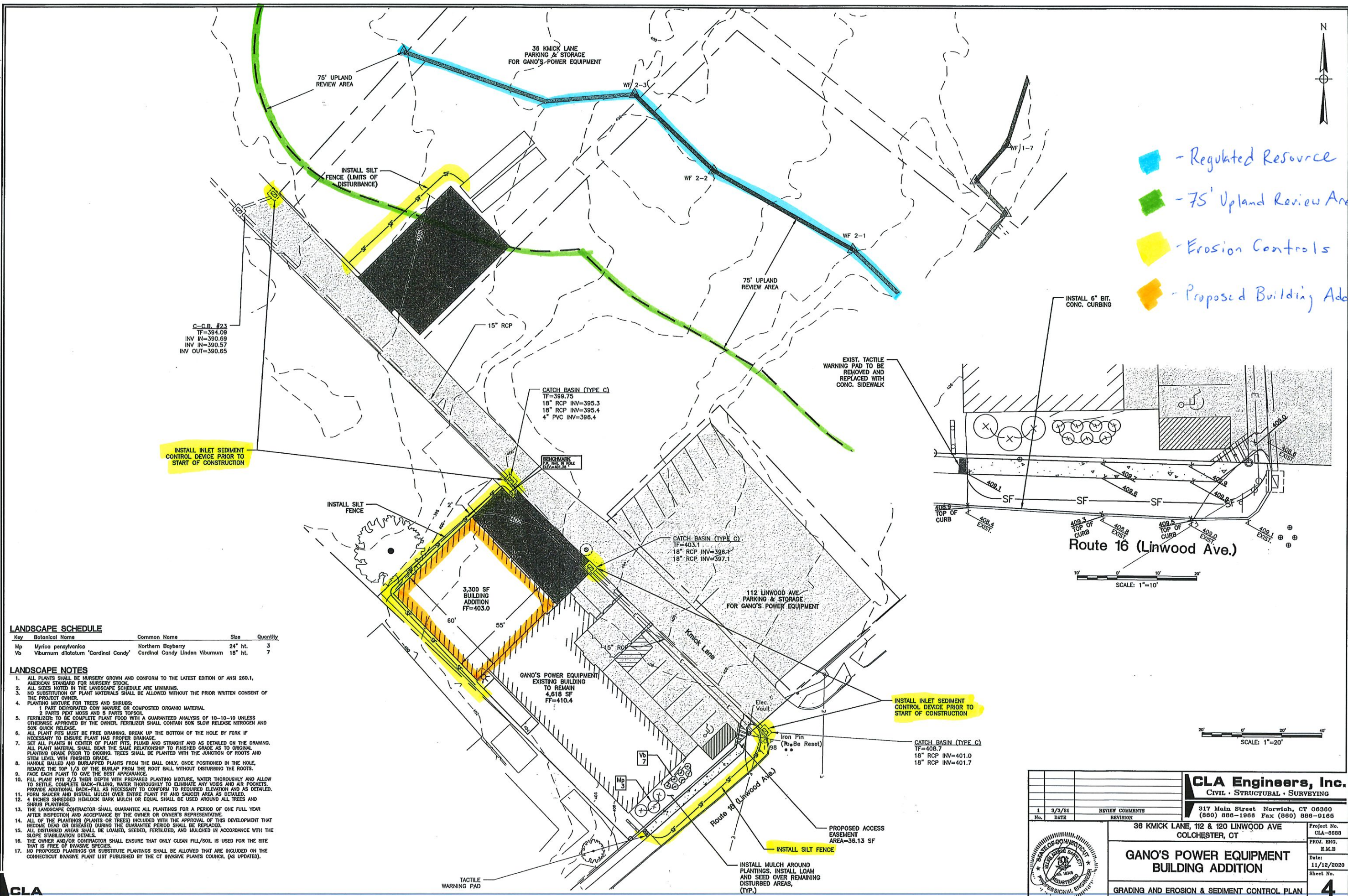


<p><b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165</p>		Project No. CLA-6688
		PROJ. ENG. E.M.B
<p>36 KMICK LANE, 112 &amp; 120 LINWOOD AVE COLCHESTER, CT</p>		Date: 11/12/2020
<p><b>GANO'S POWER EQUIPMENT BUILDING ADDITION</b></p>		Sheet No. <b>3</b>
<p>SITE PLAN</p>		





- - Regulated Resource
- - 75' Upland Review Area
- - Erosion Controls
- - Proposed Building Addition



C-C.B. #23  
 TF=394.09  
 INV IN=390.69  
 INV IN=390.57  
 INV OUT=390.65

INSTALL INLET SEDIMENT CONTROL DEVICE PRIOR TO START OF CONSTRUCTION

CATCH BASIN (TYPE C)  
 TF=399.75  
 18" RCP INV=395.3  
 18" RCP INV=395.4  
 4" PVC INV=396.4

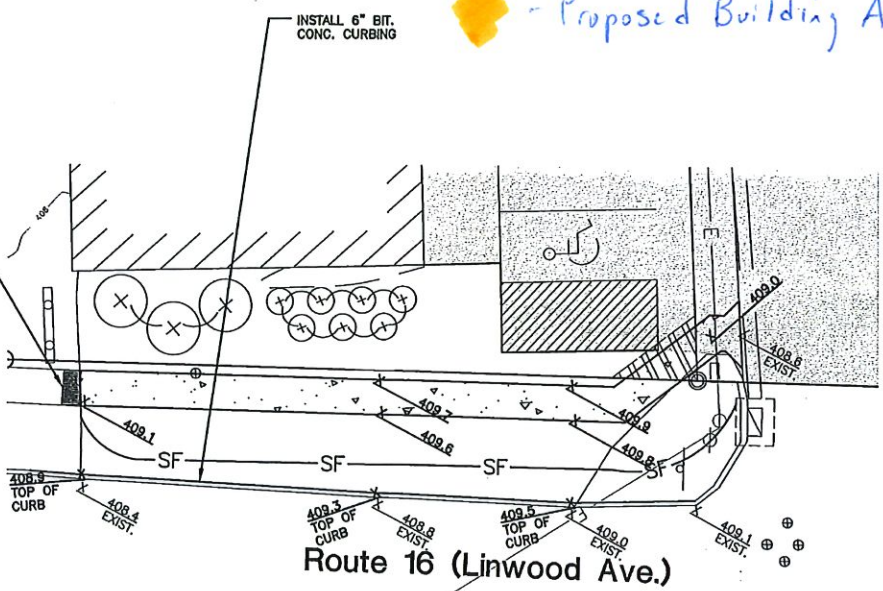
BENCHMARK  
 1/4" DIA. IRON FILE  
 ELEV.=401.24

CATCH BASIN (TYPE C)  
 TF=403.1  
 18" RCP INV=396.1  
 18" RCP INV=397.1

3,300 SF BUILDING ADDITION  
 FF=403.0

GANO'S POWER EQUIPMENT EXISTING BUILDING TO REMAIN  
 4,618 SF  
 FF=410.4

EXIST. TACTILE WARNING PAD TO BE REMOVED AND REPLACED WITH CONC. SIDEWALK



Route 16 (Linwood Ave.)

SCALE: 1"=10'

SCALE: 1"=20'

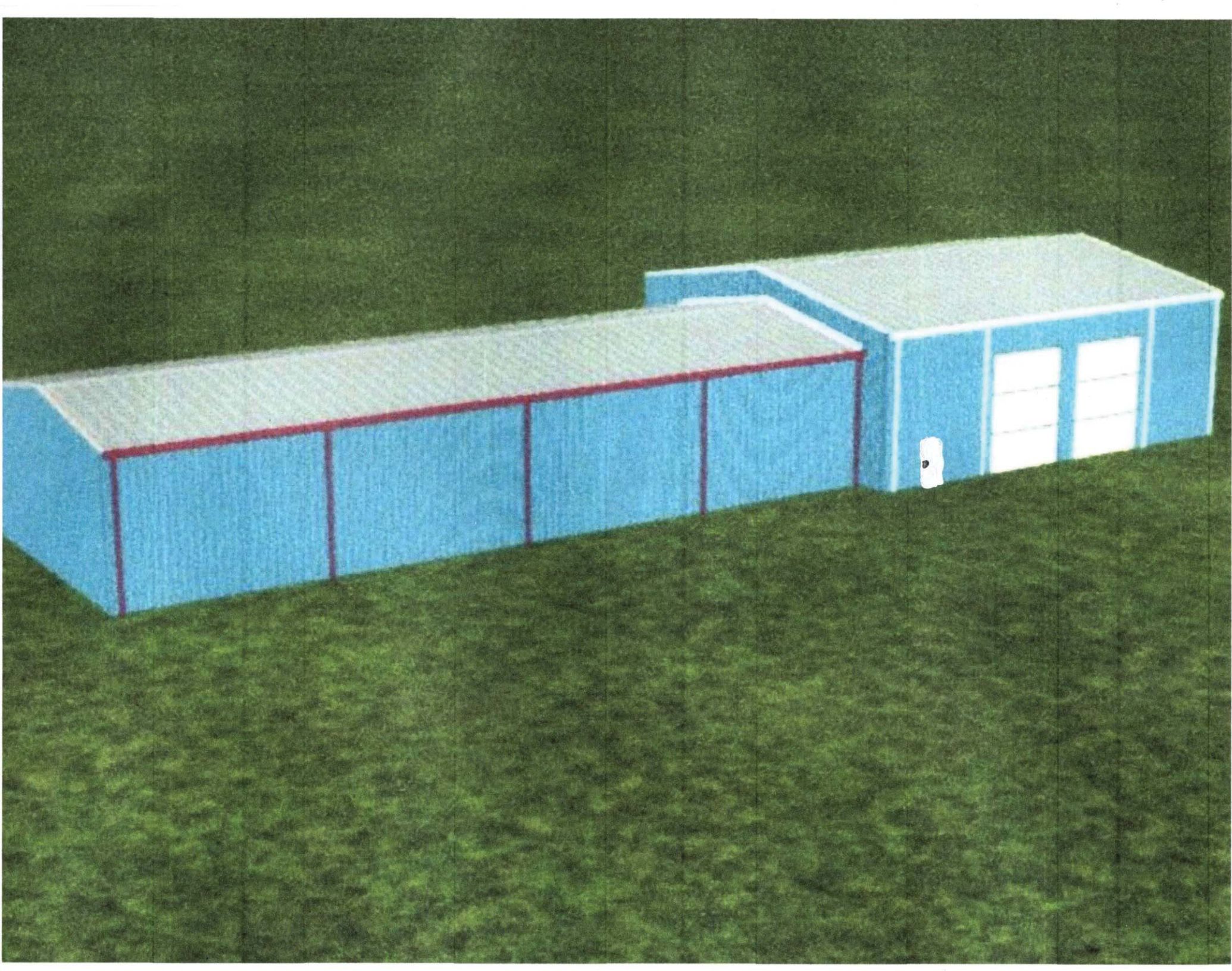
**LANDSCAPE SCHEDULE**

Key	Botanical Name	Common Name	Size	Quantity
Mp	Myrica pensylvanica	Northern Bayberry	24" ht.	3
Vb	Viburnum dilatatum 'Cardinal Candy'	Cardinal Candy Linden Viburnum	18" ht.	7

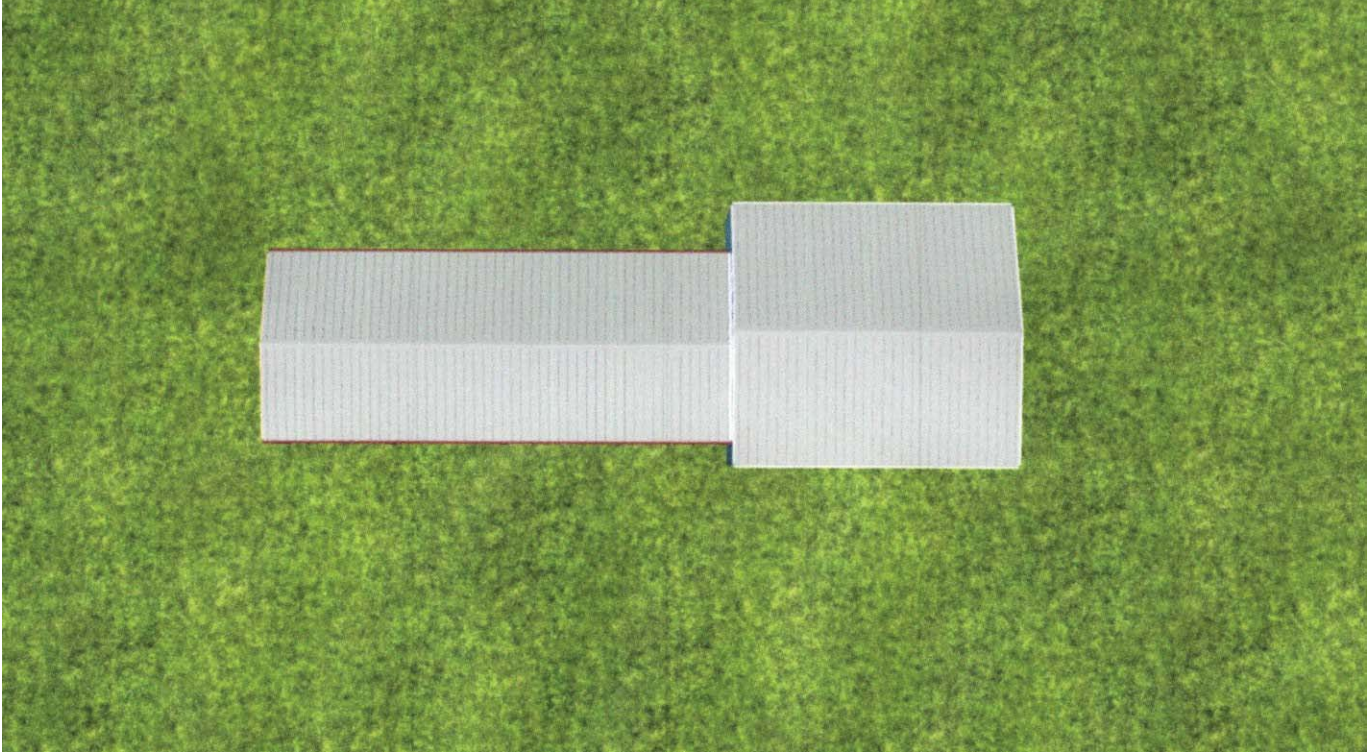
- LANDSCAPE NOTES**
- ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL SIZES NOTED IN THE LANDSCAPE SCHEDULE ARE MINIMUMS.
  - NO SUBSTITUTION OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROJECT OWNER.
  - PLANTING MIXTURE FOR TREES AND SHRUBS:  
 1 PART DESTYRATED COW MANURE OR COMPOSTED ORGANIC MATERIAL  
 2 PARTS PEAT MOSS AND 8 PARTS TOPSOIL
  - FERTILIZER: TO BE COMPLETE PLANT FOOD WITH A GUARANTEED ANALYSIS OF 10-10-10 UNLESS OTHERWISE APPROVED BY THE OWNER. FERTILIZER SHALL CONTAIN 50% SLOW RELEASE NITROGEN AND 50% QUICK RELEASE.
  - ALL PLANT PITS MUST BE FREE DRAINING. BREAK UP THE BOTTOM OF THE HOLE BY FORK IF NECESSARY TO ENSURE PLANT HAS PROPER DRAINAGE.
  - SET ALL PLANTS IN CENTER OF PLANT PITS, PLUMB AND STRAIGHT AND AS DETAILED ON THE DRAWING. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL PLANTING GRADE PRIOR TO DIGGING. TREES SHALL BE PLANTED WITH THE JUNCTION OF ROOTS AND STEM LEVEL WITH FINISHED GRADE.
  - HANDLE BALLED AND BURRLAPPED PLANTS FROM THE BALL ONLY, ONCE POSITIONED IN THE HOLE, REMOVE THE TOP 1/3 OF THE BURLAP FROM THE ROOT BALL WITHOUT DISTURBING THE ROOTS.
  - FACE EACH PLANT TO GIVE THE BEST APPEARANCE.
  - FILL PLANT PITS 2/3 THEIR DEPTH WITH PREPARED PLANTING MIXTURE, WATER THOROUGHLY AND ALLOW TO SETTLE. COMPLETE BACK-FILLING, WATER THOROUGHLY TO ELIMINATE ANY VOIDS AND AIR POCKETS. PROVIDE ADDITIONAL BACK-FILL AS NECESSARY TO CONFORM TO REQUIRED ELEVATION AND AS DETAILED.
  - FORM SAUCER AND INSTALL MULCH OVER ENTIRE PLANT PIT AND SAUCER AREA AS DETAILED.
  - 4 INCHES SHROUDED HEDLOCK BARK MULCH OR EQUAL SHALL BE USED AROUND ALL TREES AND SHRUB PLANTINGS.
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE FULL YEAR AFTER INSPECTION AND ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
  - ALL OF THE PLANTINGS (PLANTS OR TREES) INCLUDED WITH THE APPROVAL OF THIS DEVELOPMENT THAT BECOME DEAD OR DISEASED DURING THE GUARANTEE PERIOD SHALL BE REPLACED.
  - ALL DISTURBED AREAS SHALL BE LOADED, SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH THE SLOPE STABILIZATION DETAILS.
  - THE OWNER AND/OR CONTRACTOR SHALL ENSURE THAT ONLY CLEAN FILL/SOIL IS USED FOR THE SITE THAT IS FREE OF INVASIVE SPECIES.
  - NO PROPOSED PLANTINGS OR SUBSTITUTE PLANTINGS SHALL BE ALLOWED THAT ARE INCLUDED ON THE CONNECTICUT INVASIVE PLANT LIST PUBLISHED BY THE CT INVASIVE PLANTS COUNCIL (AS UPDATED).

		<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING	
		317 Main Street Norwich, CT 06360 (860) 886-1988 Fax (860) 886-9165	
1	3/3/21	REVIEW COMMENTS	36 KMICK LANE, 112 & 120 LINWOOD AVE COLCHESTER, CT
No.	DATE	REVISION	<b>GANO'S POWER EQUIPMENT BUILDING ADDITION</b> GRADING AND EROSION & SEDIMENT CONTROL PLAN
			Project No. CLA-0688 PROJ. ENG. E.M.B. Date: 11/12/2020 Sheet No. <b>4</b>

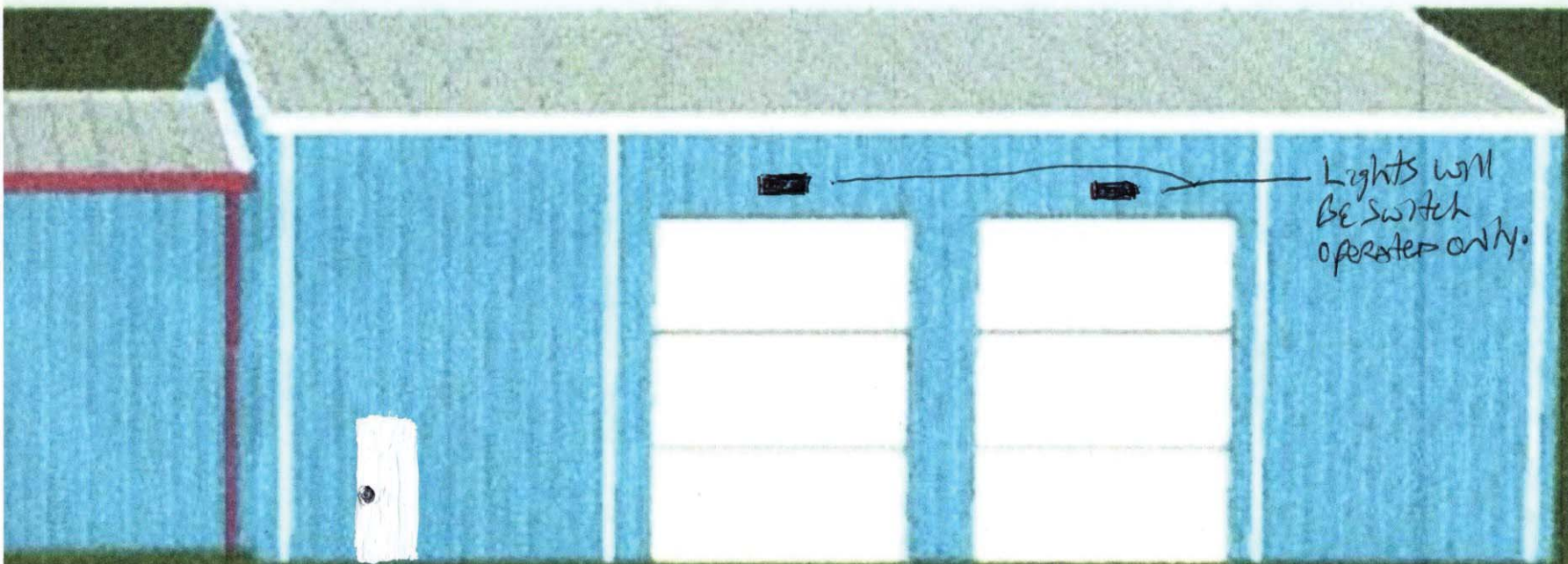












Lights will  
be switch  
operated only.



**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

**FROM:** Matthew R. Bordeaux, Planning Director *MRB*

**DATE:** March 31, 2021

**RE:** Town of Colchester Planning and Zoning Department - CGS 8-24 Mandatory Referral (2021-004) – Open Space Land Acquisition of Sablitz Property on Middletown Road

The Town of Colchester has been awarded a State of Connecticut Open Space and Watershed Land Acquisition Program grant to supplement local funding to acquire the 65-acre Sablitz property on Middletown Road (Map 4W-09, Lot 013-000). The property, located in the Pine Brook Greenway, will be acquired for open space and passive recreation purposes. At the Commission's June 3, 2020 regular meeting, the Commission endorsed an application to the grant program citing Sections 3.2 and 3.4 of the Colchester Plan of Conservation and Development that prioritize efforts to "Protect Natural Resources" and "Preserve Open Space", respectively.

A location map and preliminary sketch of a proposed public parking area are attached.

In accordance with Connecticut General Statute (CGS) 8-24, the Planning and Zoning Commission is asked to make a recommendation to the Board of Selectmen regarding the acquisition project's consistency with local regulations and plans. As stated above, the 2015 Colchester Plan of Conservation and Development specifically identifies the protection of natural resources and preservation of open spaces as principal goals in Section 3.2 and Section 3.4. The proposal is also consistent with the goals and objectives of the 2006 Town of Colchester Open Space Plan.

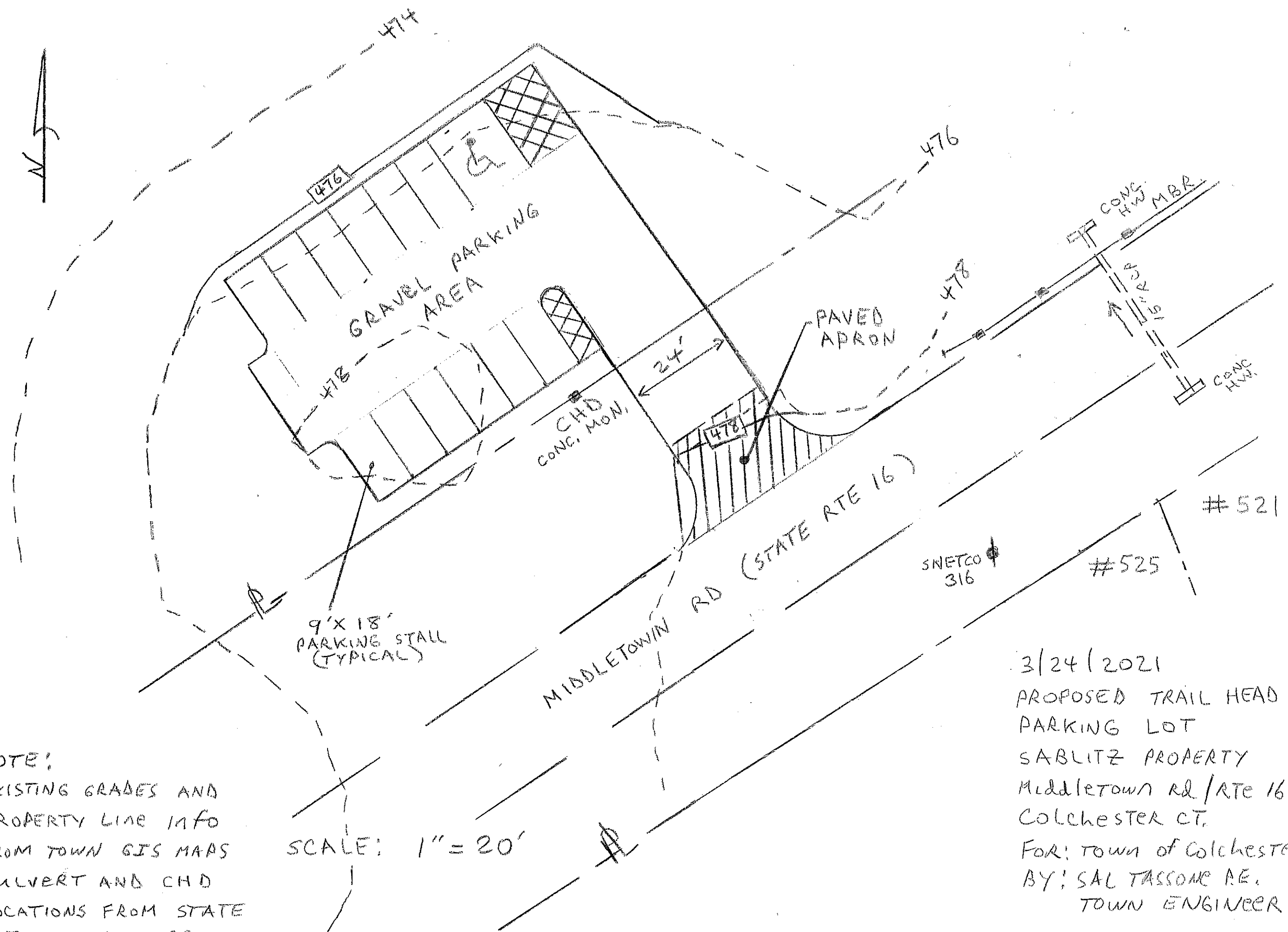
**Recommended Motion:**

Move to make a favorable recommendation to the Town of Colchester Board of Selectmen in accordance with CGS 8-24 for the acquisition of 65 acres of undeveloped open space on Middletown Road adjacent the Pine Brook, known as the Sablitz property. The acquisition project is consistent with the 2015 Colchester Plan of Conservation and Development and specifically the efforts stated in Section 3.2 Protect Natural Resources and Section 3.4 Preserve Open Space. The proposal is also consistent with the goals and objectives of the 2006 Town of Colchester Open Space Plan.

MRB

R:\Boards and Commissions\PZC\Applications\Sablitz Mandatory Referral\2021-004.docx

Attach



NOTE:  
 - EXISTING GRADES AND PROPERTY LINE INFO FROM TOWN GIS MAPS  
 - CULVERT AND CHD LOCATIONS FROM STATE DOT R.O.W MAPS

SCALE: 1" = 20'

3/24/2021  
 PROPOSED TRAIL HEAD PARKING LOT  
 SABLITZ PROPERTY  
 MIDDLETOWN RD / RTE 16  
 COLCHESTER CT.  
 FOR: TOWN OF COLCHESTER  
 BY: SAL TASSONE PE,  
 TOWN ENGINEER



**Sablitz Property**  
**Assessor's Map 4W-09 Lot 013-000**  
**65 Acres Middletown Road (Route 16)**



Road

Pinebrook

Drive  
SKINER

Corner Road

(Route 16)

Middletown Road

Skinner Road

Mapping Prepared  
by the Town of Colchester  
Planning and Zoning  
Department

Colchester 2020 CT DEEP  
Open Space Lands & Watershed  
Grant Application

Scale:  
1 inch = 350 feet





**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

**FROM:** Matthew R. Bordeaux, Planning Director *MRB*

**DATE:** March 31, 2021

**RE:** Town of Colchester Senior Center Building Committee - CGS 8-24 Mandatory Referral (2021-005) – Senior Center Project on Lebanon Avenue (Map Block Lot 22-00/049-000)

The Town of Colchester Senior Center Building Committee is requesting the Planning and Zoning Commission consider a mandatory referral for the development of a new Senior Center on Lebanon Avenue in accordance with Connecticut General Statutes 8-24. The Senior Center is proposed to be located on a 1.75-acre undeveloped lot in the Town Center Village District that was purchased by the Town in 2017.

In accordance with Connecticut General Statute (CGS) 8-24, the Planning and Zoning Commission is asked to make a recommendation to the Board of Selectmen regarding the project's consistency with the local regulations and plans applicable to the proposed public investment.

A project narrative and conceptual site development plan are included for the Commission's review. This is not a site plan review. Site development permit applications will be prepared as the project progresses. The site is not located in the Historic District or Historic District Overlay Zone. Public water and sewer utilities are available in this location.

***Recommended Motion***

Move to make a favorable recommendation to the Town of Colchester Board of Selectmen in accordance with CGS 8-24 for the development of a new Senior Center on the 1.75-acre, undeveloped parcel on Lebanon Avenue (Map Block Lot 22-00/049-000). The proposal is found to be consistent with the efforts outlined in the 2015 Plan of Conservation and Development to expand Colchester's "Brand" by expanding its horizons to be a community which is perceived as providing the quality of life for all generations including "Senior-friendly services". Section 5.2 of the POCD further identifies a "Senior Center/Community Center" as a "Potential Facility Need".

MRB

R:\Boards and Commissions\PZC\Applications\Senior Center Mandatory Referral\2021-005.docx

Attach

## COLCHESTER SENIOR CENTER – 8-24 REFERRAL NARRATIVE

The development of this site is consistent with the Town of Colchester's Plan of Conservation and Development and addresses several specific concerns such as due to the change age demographics, Colchester should look to improve the quality of life for all generations by providing more walk-able and bike-able places, active and passive recreational/entertainment amenities and by expanding senior friendly services. The POCD also notes that for people choosing to "age in place", the Town should consider augmenting senior activities. The Plan notes a senior center as a potential facility need. The POCD also provides a description of the future for the Town Center. There are several areas that the proposed Senior Center overlaps with the intent of Town Center District.

The construction of the new Senior Center in its proposed location is located on the Town of Colchester's civic, institutional, cultural, and economic hub of the Town and has room for strategic infill development of underutilized space. Combined with its location adjacent the Historic Town Green, the Senior Center will be a destination accessible by pedestrians and bicyclist alike. With its location on Lebanon Avenue, which is primarily a commercial street, it would be the centerpiece of economic expansion for business located on the street and future business. It is estimated there will be over 150 people who will utilize the Center daily and will give exposure to the business on the street who may otherwise not have that exposure. This will help revitalize and enhance the Lebanon Avenue business section.

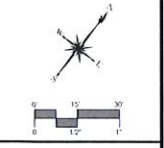
Centrally located in the Town Center area, the architectural design of the building seeks to contribute to the overall aesthetic of the Village District. By orienting the building perpendicular to Lebanon Ave, the entry is visible but allows for the street front to not be overwhelmed by the new building. The proposed site plan facilitates vehicular and pedestrian accessibility from Lebanon Ave. to the Town Hall, creating a campus feel between the two buildings. The proximity to Town Hall is advantageous for shared facilities, shared parking for larger events, and the future creation of more pedestrian circulation to open green space available on the Town Hall lot. On site, ample parking is being provided for daily use of the facility and for events taking place after hours; due to the amount of parking desired on site, we will be using permeable pavers to allow water infiltration and recharging of ground water. Site drainage will be addressed with the incorporation of underground stormwater detention systems. Adequate landscaping will be provided to contribute to the overall aesthetic of the site and building from the street and on-site.





**PARKING SUMMARY**

PROPOSED (SENIOR CENTER SITE) = 63
-INCLUDING 7 ACCESSIBLE SPACES
PROPOSED (TOWN HALL SITE) = 31
TOTAL = 94



**MILONE & MACBROOM**  
 99 BEAULTY DRIVE, SUITE 10  
 COLCHESTER, CT 06237-1773  
 WWW.MAMINC.COM

DESCRIPTION	DATE	BY

**SITE PLAN RENDERING**  
 COLCHESTER SENIOR CENTER  
 LEBANON AVENUE  
 COLCHESTER, CONNECTICUT

DWD	JJM	DWD
DESIGNED	ENLARGED	CHECKED
SCALE		
1"=30'		
DATE		
JANUARY 6, 2021		
PROJECT NO		
3373-108		
SHEET NO		

**SP**