

# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

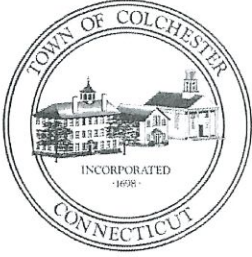
PLANNING & ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 16, 2020  
REGULAR MEETING AT 7:00 P.M.

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 Meetings: August 19, 2020; September 2, 2020
4. Public Hearing:
  - A. Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-015)
  - B. Goldberg Estates LLC & Gavire Estates II, LLC – Lebanon Ave Subdivision (2020-016)
5. Five Minute Session for the Public
6. Pending Applications
7. New Applications
8. Preliminary Reviews
  - A. Ned Wasniewski – Farm Labor Housing
9. Old Business
  - A. Night Watch Properties, LLC – 489 Old Hartford Road Resubdivision (2020-009), Special Permit / Site Plan (2020-010)
10. New Business:
  - A. Town of Colchester Planning and Zoning Commission Regulation Text Amendment (2020-015)
  - B. Goldberg Estates LLC & Gavire Estates II, LLC – Lebanon Ave Subdivision (2020-016)
11. Planning Issues and Discussions:
  - A. Affordable Housing
12. Correspondence
13. Adjournment

RECEIVED  
COLCHESTER, CT  
2020 SEP 10 PM 2:57  
Michele Fiumer  
OFFICE OF PLANNING  
AND ZONING  
100 N. BLENK



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

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

**Planning & Zoning Commission  
Meeting Minutes (REVISED)  
August 19, 2020  
ZOOM Meeting @ 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, Jason Tinelle, Meaghan Kehogreen, and Bruce Hayn.

**Members Absent:** Mark Noniewicz, Beverly Seeley

**Others Present:** Matthew Bordeaux, Planner, Daphne Schaub, ZEO, Kamey Cavanaugh, Clerk.

2. **ADDITIONS TO THE AGENDA –**

M. Bordeaux reported due to a notification error for the Public Hearing listed for Night Watch Properties, LLC, we will hear this at the September 2, 2020 meeting. M. Bordeaux would like to add discussion to 11D. Landscaping and Contractor Storage Yards.

*J. Novak MOTIONED to add LANDSCAPING AND CONTRACTOR STORAGE YARDS under ITEM 11.D SECONDED by B. Hayn. MOTION CARRIED.*

3. **APPROVAL OF MINUTES – July 15, 2020**

*B. Hayn MOTIONED to APPROVE the minutes of July 15, 2020. SECONDED by J. Tinelle. MOTION CARRIED.*

4. **PUBLIC HEARING- NONE**

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

6. **PENDING APPLICATIONS – NONE**

7. **NEW APPLICATIONS –**

M. Bordeaux presented the new applications for the commission.

- a. DOUBLE DOWN, LLC – 13 Reservoir Road, Subdivision (2020-012)
- b. NERP Holdings and Acquisitions Company, LLC; Regulation Text Amendment (2020-013)
- c. Chestnut Hill Development, LLC – Chestnut Hill Rd Kramer Rd Subdivision (2020-014)

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COLCHESTER, CT  
2020 SEP 10 AM 9:09  
Daphne Schaub  
TOWN CLERK

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**8. PRELIMINARY REVIEWS- NONE**

**9. OLD BUSINESS – NONE**

**10. NEW BUSINESS-**

**A. Double Down, LLC – 13 Reservoir Road- Subdivision (2020-012)**

Mark Sullivan, LS, representing the applicant, Double Down, LLC, is proposing a 3 lot subdivision of 14 acres on the Northwest corner of Scott Hill Road and Reservoir Road with all frontage lots. 7 of the 14 acres are wetlands; the application has been to wetlands and has been approved. The applicant offered the City of Norwich the open space however they declined therefore the open space committee requested a fee in lieu. There are no existing sidewalks currently on Scott Hill Rd or Reservoir Rd therefore the applicant is requesting a waiver.

*B. Hayn MOTIONED to find that the Commission will not require sidewalks as there is no plan for the development of pedestrian access system in this area, there is no existing network of pedestrian infrastructure to connect to or expand upon, and there is no school within a mile of this location. SECONDED by J. Novak. MOTION CARRIED.*

*J. Novak MOTIONED to approve the proposed 3-lot subdivision (2020-012) of 13 Reservoir Road, Map/Lot 02-02 / 12-000, Rural Use District with the condition of the town accepts the fee in lieu of the open space requirements. SECONDED by B. Hayn. MOTION CARRIED.*

**B. Gavire Estates, LLC – Bull Hill Road – Request for Extension of Subdivision (2020-011)**

*J. Novak MOTIONED to grant the Request for Extension of Subdivision (SUB15-432), for five years with a new expiration date of May 20, 2025. All original conditions will continue to be required. SECONDED by B. Hayn. MOTION CARRIED*

**11. PLANNING ISSUES AND DISCUSSION-**

**A. Village District Regulations**

The Commissioners reviewed and compared the Westchester permitted uses and the Westchester Commercial uses. Staff provided a proposed reshuffled draft of the regulation and would like direction from the commission on proceeding to application. Chairman Mathieu stated the current village district that is being discussed is a small area, basically the intersection of 16 and 149, with an additional 10-15 parcels with existing businesses. The Commission advised staff refine the draft and submit to commission for review/comment and then proceed to Public Hearing on September 16<sup>th</sup>, 2020.

**B. Affordable Housing**

M. Kehogreen would like staff to take a closer look where multifamily housing is permitted and how many acres are required for single family housing. Staff will also take a closer look at how our Plan of Conservation Development might support or conflict with what may be the goals for housing diversity, housing affordability, and density in the town center.

**C. Subdivision Regulations**

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M. Bordeaux discussed the discrepancies of the current subdivision regulations and zoning regulations, and it has been suggested to do an audit to the regulations to find the contradictions and inconsistencies. Chairman Mathieu said while he has no issues with the idea of an audit, however from a short term perspective, staff may want to consider an amendment that prioritizes the applicability of each document.

**D. Landscaping and Contractor Storage Yards**

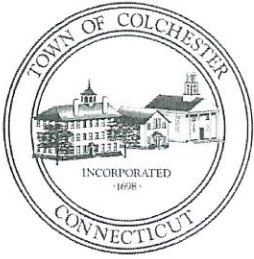
M. Bordeaux asked for direction to respond to inquiries from landscapers looking to store materials and equipment. Staff will continue to discuss the possibility of addressing this use in addition to section 7.3.1.

**12. CORRESPONDENCE – NONE**

**13. ADJOURNMENT**

***B. Hayn MOTIONED to adjourn the August 19, 2020 Planning & Zoning Commission meeting at 8:32PM. SECONDED by J. Novak. MOTION CARRIED.***

Respectfully Submitted,  
*Kamey Cavanaugh*, Clerk



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

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

## Planning & Zoning Commission

### Meeting Minutes

September 2, 2020

ZOOM Meeting @ 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, Beverly Seeley, Jason Tinelle, Meaghan Kehogreen, and Bruce Hayn.

#### Members Absent:

**Others Present:** Matthew Bordeaux; Planner, Daphne Schaub; ZEO, Taras Rudko (7:15pm); BOS liaison, and Kamey Cavanaugh, Clerk.

2. **ADDITIONS TO THE AGENDA –**

M. Bordeaux reported an addition to the agenda;

#### 7B. Goldberg Estates / Renewal of a previously approved sub-division.

*M. Noniewicz MOTIONED to add GOLDBERG ESTATES/ Renewal under ITEM 7.B SECONDED by J. Novak. MOTION CARRIED.*

3. **APPROVAL OF MINUTES – August 19, 2020**

*M. Noniewicz MOTIONED to TABLE the minutes of August 19, 2020. SECONDED by J. Tinelle. MOTION CARRIED.*

M. Bordeaux read the legal notice into the record.

4. **PUBLIC HEARING-**

- A. Night Watch Properties, LLC – 489 Old Hartford Road  
Resubdivision (2020-009), Special Permit / Site Plan (2020-010)

Chairman Mathieu asked if anyone has any objects to any of the commissioners seated for the application; hearing none

M. Tarbell, representing the applicant presented information on the parcel located at 489 Old Hartford Road. The lot is roughly 10 acres and to be split into 2, with one parcel housing the existing business and a residential home that is currently occupied. The remainder of the lot consisting in 6.9 acres if approved will then contain 4 self-storage buildings. The applicant is requesting (2) waivers; Sidewalk waiver due to there not being any existing sidewalks within a mile and the parking waiver is due to the type of buildings being constructed will primarily be people dropping items off in the units and then exiting the property. Wetland approval has been obtained and the drainage report has been approved by town staff.

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COLCHESTER, CT  
2020 SEP 10 AM 9:09  
Boyle  
TOWN CLERK

The site lines were discussed and it was stated prior to a certificate of occupancy being issued, Sal Tassone, Town Engineer will conduct an inspection and his approval will be required for CO. M. Noniewicz and J. Tinelle both expressed interest if there is ability to create a 10' setback rather than the 15' required setback in order to have the existing trees remain. It was confirmed the lighting plan that was submitted conforms to the regulations.

Chairman Mathieu asked if anyone was in attendance to speak in favor or in opposition of the application;

M. Bordeaux spoke of 3 members of the public in attendance asking again if any were anyone present that would like to speak in favor or opposition;

Attorney Mark Balaban, 66 Bulkeley Hill Road, asked to speak in opposition of the application. Attorney Balaban expressed concerns with hours of operations, fire truck access, handicap parking, means for snow removal, and questioned if the applicant applied for aquifer protection zone approval.

D. Schaub reported in regards to the aquifer protection plan; this has been reviewed by the Water & Sewer department and Public Works, and has received signed off from both departments; also noting that any and all tenants will be required to provide a list of items that will be stored in their units.

M. Tarbell discussed the landscaping plan. With regards to the traffic study, Mr. Tarbell discussed with staff and traffic engineers and submitted the data collected to staff for review and has been signed off on. Mr. Tarbell pointed out the location for snow removal placement. Chairman Mathieu asked the applicant to provide an outline of day to day operations. Mr. Tarbell stated visitations would be sporadic and not a highly intensive use, more sporadic and almost individualized visits.

Mr. Balaban again expressed concerns with a commercial use in a residential area with the traffic study.

Mr. Bordeaux read into the record the comments received pertaining to the traffic study

“A review of the Institute transportation engineers’ trip generation data shows that the facility with approximately 120 units will generate fewer than 25 trips per day. During peak hours will generate less than 5 per hour. It is our opinion that this will generate trips shall pose no problems with vehicles entering or exiting the site and shall pose no problem with existing traffic on Old Hartford Road”

Mr. Bordeaux stated based on the nature of use being proposed staff did not feel a more intensive traffic study was necessary.

***M. Noniewicz MOTIONED to CLOSE the PUBLIC hearing portion of Night Watch Properties, LLC – 489 Old Hartford Road Resubdivision (2020-009), Special Permit / Site Plan. SECONDED by J. Tinelle. MOTION CARRIED.***

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B. NERP Holdings and Acquisitions Company, LLC  
Regulation Text Amendment (2020-013)

Chairman Mathieu asked if anyone has any objections to any of the commissioners seated for the application; hearing none

M. Bordeaux reported on the application of a proposed regulation text amendment. M. Noniewicz asked staff how many properties in town this regulation change would apply to. Matt replied that the amendment to the regulation would be limited to parcels of 10 acres or greater and would be limited to those parcels of that size in the Town Center Zone.

J. Cassidy representing NERP Holdings and Acquisitions Company, LLC. Mr. Cassidy presenting a slide show presentation detailing the request. (SEE ATTACHED)

Chairman Mathieu asked if anyone was in attendance to speak in favor or in opposition of the application;

***B. Hayn MOTIONED to CLOSE the PUBLIC hearing portion of NERP Holdings and Acquisitions Company, LLC. SECONDED by J. Tinelle. MOTION CARRIED***

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

**6. PENDING APPLICATIONS – NONE**

**7. NEW APPLICATIONS –**

M. Bordeaux presented the new applications for the commission.

A. Town of Colchester Planning and Zoning Commission  
Regulation Text Amendment (2020-015)

M. Bordeaux reported on a draft / re write of Section 5.7 to be consistent with other sections of the regulations.

B. Goldberg Estates

M. Bordeaux reported on a 135 lot subdivision that has already been approved; all extensions have expired, however the project continues.

**8. PRELIMINARY REVIEWS- NONE**

**9. OLD BUSINESS – NONE**

**10. NEW BUSINESS-**

A. Night Watch Properties, LLC – 489 Old Hartford Road  
Resubdivision (2020-009), Special Permit / Site Plan (2020-010)

The commission discussed ways to assure the site is not going to house any hazardous materials. M. Bordeaux is unsure if there is a specific procedure as it would apply to self-storage; in this case staff will need to work with the applicant and Mr. Paggioli to have something in place to provide the individuals looking to occupy the space. Chairman Mathieu suggested putting in place an annual visit

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with town staff to the sight to assure there are not any hazardous materials being stored. M. Noniewicz asked for staff to check into limiting the hours of operation, regulating what will be stored in the units, reduction of the site line to save the existing trees, and S. Tassone comments if possible be addressed prior to taking action.

***M. Noniewicz MOTIONED to POSTPONE ACTION on application for Night Watch Properties, LLC – 489 Old Hartford Road Resubdivision (2020-009), to allow staff the time to obtain additional information as discussed during deliberation. SECONDED by J. Tinelle. MOTION CARRIED***

B. NERP Holdings and Acquisitions Company, LLC  
Regulation Text Amendment (2020-013)

The discussion of concerns with other parcels in town that this amendment could impact. M. Noniewicz wanted to be sure the impacts to other areas / parcels in town, this change could apply to, have been reviewed. M. Bordeaux stated in terms of how it would apply to other parcels would be limited; not just the 10 acre threshold, but access issues, water and sewer hook ups, depth and width of the particular parcels, just to name a few. B. Hayn stated his concerns with the limited properties by just keeping this in the TC Zone. Mr. Hayn also feels the building size is too big for the town. Mr. Hayn feels this needs additional discussion before taking action.

***M. Noniewicz MOTIONED to APPROVE Regulation Text Amendment (2020-013), as the proposed amendment is found to be consistent with Chapter 4 of the Colchester Plan of Conservation and Development. Specifically, Section 4.3 identifies one of the roles of the Town Center zone is to attract more housing and more housing choices, and Section 4.6 which recommends multi-family housing be encouraged in the Town Center. The proposed amendment will have an effective date of September 21, 2020. SECONDED by J. Tinelle. M. Kehogreen abstained. B. Hayn voted no. MOTION CARRIED 5-1-1***

C. Chestnut Hill Development, LLC – Chestnut Hill Rd & Kramer Rd  
Subdivision (2020-014)

D. Schaub reported of this proposed subdivision stating that town staff has reviewed and has provided their approval.

Charlie Dutch, Dutch & Associates representing the applicant reported of the 6 lot subdivision.

***M. Noniewicz MOTIONED for Chestnut Hill Development, LLC- Chestnut Hill Road & Kramer Road Subdivision 2020-014- stating the Commission will not require sidewalks as there is no plan for the development of pedestrian access system in this area, there is no existing network of pedestrian infrastructure to connect to or expand upon, and there is no school within a mile of this location. SECONDED by B. Hayn. MOTION CARRIED***

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*M. Noniewicz MOTIONED to approve the proposed 7-lot subdivision (2020-014) at Chestnut Hill Rd and Kramer Rd, Map/Lot 4E-05/003-000, Rural Use District, with the condition that the town accepts the fee in lieu of open space requirement.*

*With the Conditions as specified in staff memoranda from: Salvatore A. Tassone P.E., Town Engineer, dated August 3, 2020*

*SECONDED by B. Hayn. MOTION CARRIED*

## **11. PLANNING ISSUES AND DISCUSSION-**

### **A. Affordable Housing - NONE**

## **12. CORRESPONDENCE –**

M. Noniewicz asked staff if the demolition at Noels was done with the appropriate permits being issued and staff responded that it was in fact legally demolished with the appropriate notifications and all towns' requirements were satisfied.

Board of Selectman liaison T Rudko reported to the commissioners an email that was sent regarding a potential violation at 143 Bulkeley Hill Road and asked staff for an update. M. Bordeaux advised staff has a meeting scheduled to further discuss and will report back after the meeting takes place.

## **13. ADJOURNMENT**

*B. Hayn MOTIONED to adjourn the September 2, 2020 Planning & Zoning Commission meeting at 9:52PM. SECONDED by M. Noniewicz. MOTION CARRIED.*

Respectfully Submitted,  
*Kamey Cavanaugh*, Clerk

**PROPOSED  
REGULATIONS CHANGE  
TO SECTIONS: 5.3. AND  
8.1 (1)(A)(2)**

*Public Hearing  
Town of Colchester  
September 02, 2020*

# Current Zoning Regulation Text:

## 5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)

### 5.3 USES PERMITTED

The following uses shall be permitted in the TC or WV Districts subject to all applicable requirement of these Regulations:

1. Single-family, two-family or multi-family residential development and associated accessory structures and uses;

### 8.0 USE STANDARDS

#### 8.1 HOUSING (INCLUDES NON-RESIDENTIAL USES TAKING PLACE IN RESIDENTIAL STRUCTURES)

8.1 (1)(A)(2): The maximum Density for multi-family development shall not exceed ten (10) units per acre of Buildable Area. No multi-family Building shall contain more than eight (8) Dwelling Units.

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# Proposed Regulation Text (in highlighted only):

## 5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)

### 5.3 TOWN CENTER DISTRICT

#### 5.3.1 Permitted Uses

- A. Single and Two-Family Residential Development;
- B. Subject to the requirements of Section 8.1, Multi-Family residential development in which no building shall contain more than eight (8) dwelling units;
- C. Structures and Uses Accessory to Residential Development

#### 5.3.2 Special Permit Uses

- A. Subject to the requirements of Section 8.1, Multi-Family residential development on parcels with ten (10) acres or more of buildable area may include more than eight (8) dwelling units per building but in no event shall exceed 36.



# Proposed Regulation Text (in highlighted only):

## 8.0 USE STANDARDS

### 8.1 HOUSING (INCLUDES NON-RESIDENTIAL USES TAKING PLACE IN RESIDENTIAL STRUCTURES)

8.1 (1)(A)(2): The maximum Density for multi-family development shall not exceed ten (10) units per acre of Buildable Area. ~~No multi-family Building shall contain more than eight (8) Dwelling Units.~~



# Benefits:

The Town of Colchester has identified a need to develop more multi-family housing units. Per the 2015 Plan of Conservation and Development, which in Section 4.6, *Guide Residential Development*, states “The multi-family housing inventory is also worthy of consideration. Due to the density and other limitations, the multi-family stock in Colchester has not grown much or it has been focused on occupancy by persons aged 55-and-over. In the future, there is anticipated to be a greater demand for multi-family housing to help meet the housing needs of an aging population and younger people who do not want (or cannot yet afford) a single-family home.

The Town Center and other locations could greatly benefit from increased housing and mixed-use buildings and the Plan recommends that multi-family and mixed-use development be encouraged in the Town Center and other locations with water and sewer.”

A suggested policy under Section 4.7, Diversify Colchester’s Housing Portfolio is #4: Recognize that locations in and near the Town Center would be the most appropriate for multi-family and/or higher density housing.”



# Benefits continued:

This regulation change specifically applies to parcels containing ten acres or more of buildable area within the Town Center zone, which is the area best suited for multi-family housing and has public water and public sewer available.

In addition to making larger development projects more economically feasible, this proposal has environmental ramifications as well. With more units per building allowed, the same number of units can be developed but the total building coverage and impervious coverage amounts would be lower, potentially leaving more open space and space for the development of amenities. The maximum density remains unaffected, at no more than ten (10) units per acre of buildable area.

Any developments proposing more than 8 units per building would be subject to evaluation by the Planning and Zoning Commission as to whether they meet the Special Permit criteria of Sections 14.8 and 14.9.

**Preserves Open Space**

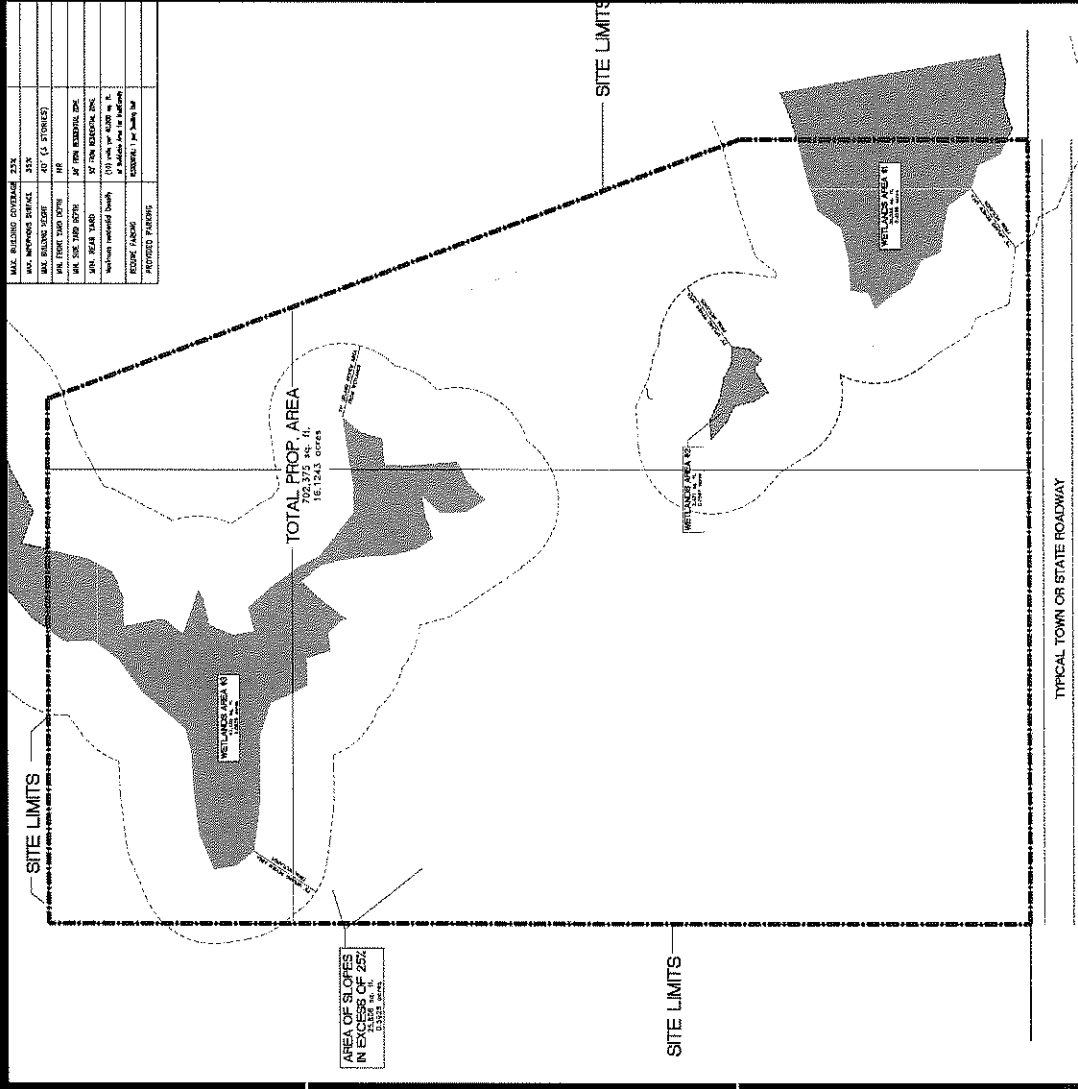
**Allows for the development of amenities**

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# Conceptual Multifamily Site in Town Center Zone

**BUILDABLE AREA CALCULATION (LOT "A"):**  
 Total Parcel Area 702,375 sq. ft.  
 -100 year Floodplain = 691,669 sq. ft.  
 -Slopes in excess of twenty-five percent (25%) = 25,808 sq. ft.  
 -Pre-existing conservation, access or utility easements = 0 sq. ft.  
 Buildable Area = 606,898 sq. ft. or 13.932 acres

ZONING INFORMATION BULK CHART: TOWN CENTER		
ZONE: TOWN CENTER	REQUIRED	PROVIDED
USE		
MINIMUM LOT AREA	10 acres	16.124 acres
BUILDABLE AREA		13.932 acres
MIN. LOT WIDTH	75'	
MAX. BUILDING COVERAGE	25%	
MAX. IMPERVIOUS SURFACE	35%	
MAX. BUILDING HEIGHT	40' (3 STORIES)	
MIN. FRONT YARD DEPTH	NR	
MIN. SIDE YARD DEPTH	50' FROM RESIDENTIAL ZONE	
MIN. REAR YARD	50' FROM RESIDENTIAL ZONE	
Maximum residential Density	(10) units per 40,000 sq. ft. of Buildable Area for Multifamily	
REQUIRED PARKING	RESIDENTIAL: 1 per Dwelling Unit	
PROVIDED PARKING		

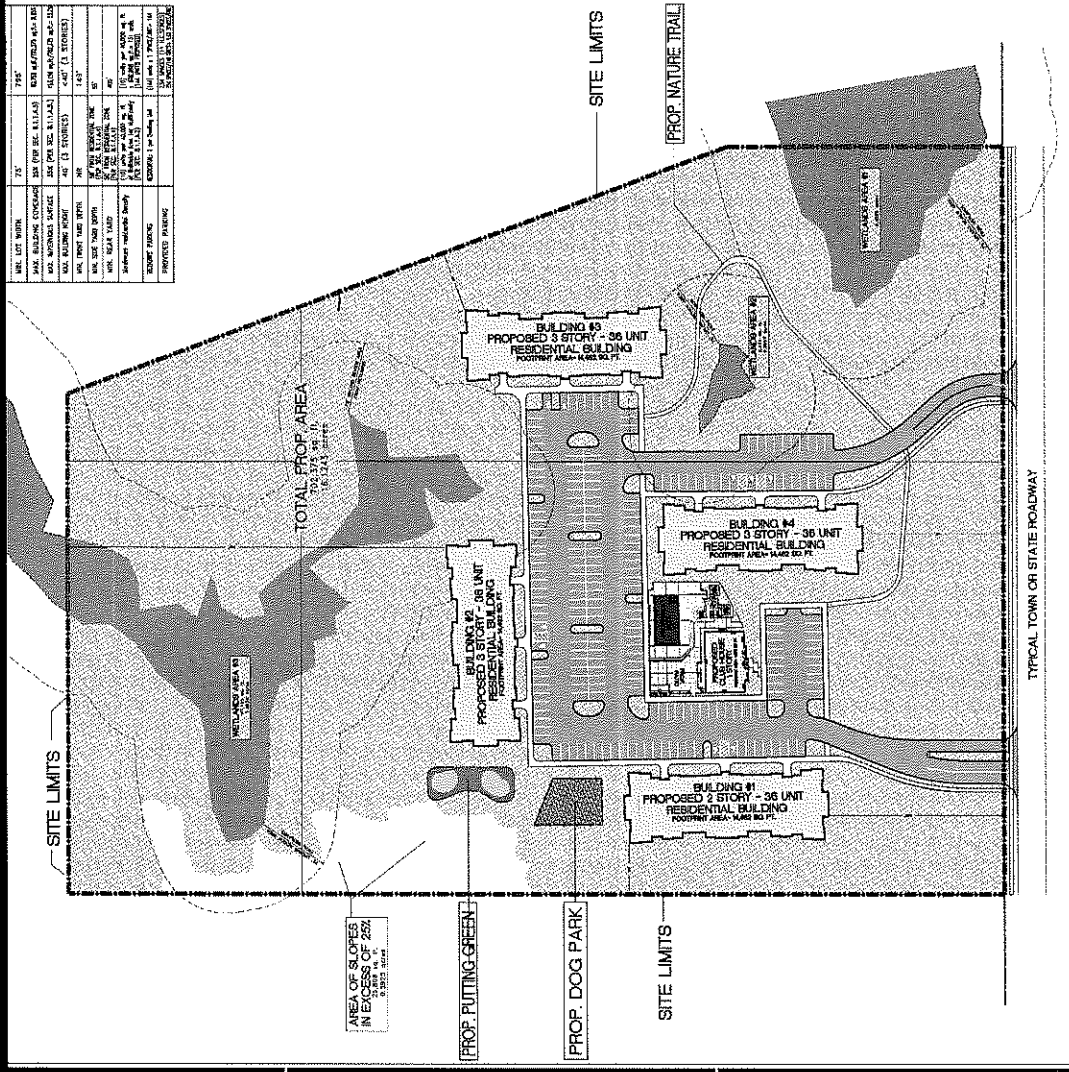






# Conceptual Multifamily Development with (4)-36 Unit Buildings

ZONING INFORMATION BULK CHART: TOWN CENTER		
ZONE: TOWN CENTER	REQUIRED	PROVIDED
USE		36 UNIT MULTIFAMILY
MINIMUM LOT AREA	10 acres	16.124 acres
BUILDABLE AREA		13.932 acres
MIN. LOT WIDTH	75'	795'
MAX. BUILDING COVERAGE	25% (PER SEC. 8.1.1.A.5)	80,753 sq.ft./702,375 sq.ft.= 8.65%
MAX. IMPERVIOUS SURFACE	35% (PER SEC. 8.1.1.A.5.)	163,158 sq.ft./702,375 sq.ft.= 23.2%
MAX. BUILDING HEIGHT	40' (3 STORIES)	<40' (3 STORIES)
MIN. FRONT YARD DEPTH	NR	1.49'
MIN. SIDE YARD DEPTH	50' FROM RESIDENTIAL ZONE (PER SEC. 8.1.1.A.4)	55'
MIN. REAR YARD	50' FROM RESIDENTIAL ZONE (PER SEC. 8.1.1.A.4)	405'
Maximum residential Density	(10) units per 40,000 sq. ft. of Buildable Area for Multifamily (PER SEC. 8.1.1.A.2)	(10) units per 40,000 sq. ft. x 806,898 sq.ft.= 151 units (144 UNITS PROPOSED)
REQUIRE PARKING	RESIDENTIAL: 1 per Dwelling Unit	(144) units x 1 SPACE/UNIT= 144
PROVIDED PARKING		234 SPACES (11 H.C.SPACES) 254 SPACES/144 UNITS= 1.83 SPACES/UNIT

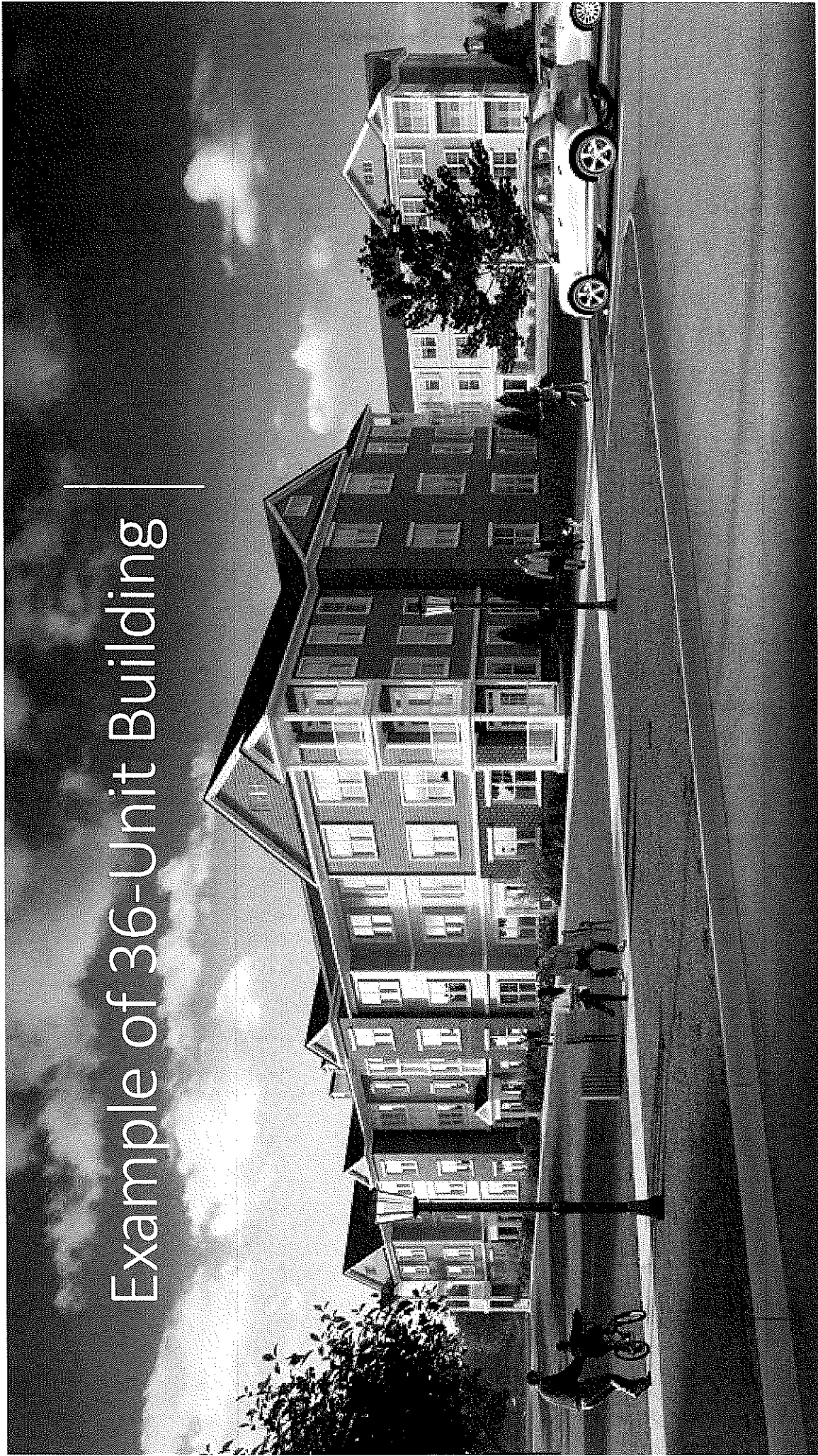


## ZONING INFORMATION BULK CHART: TOWN CENTER

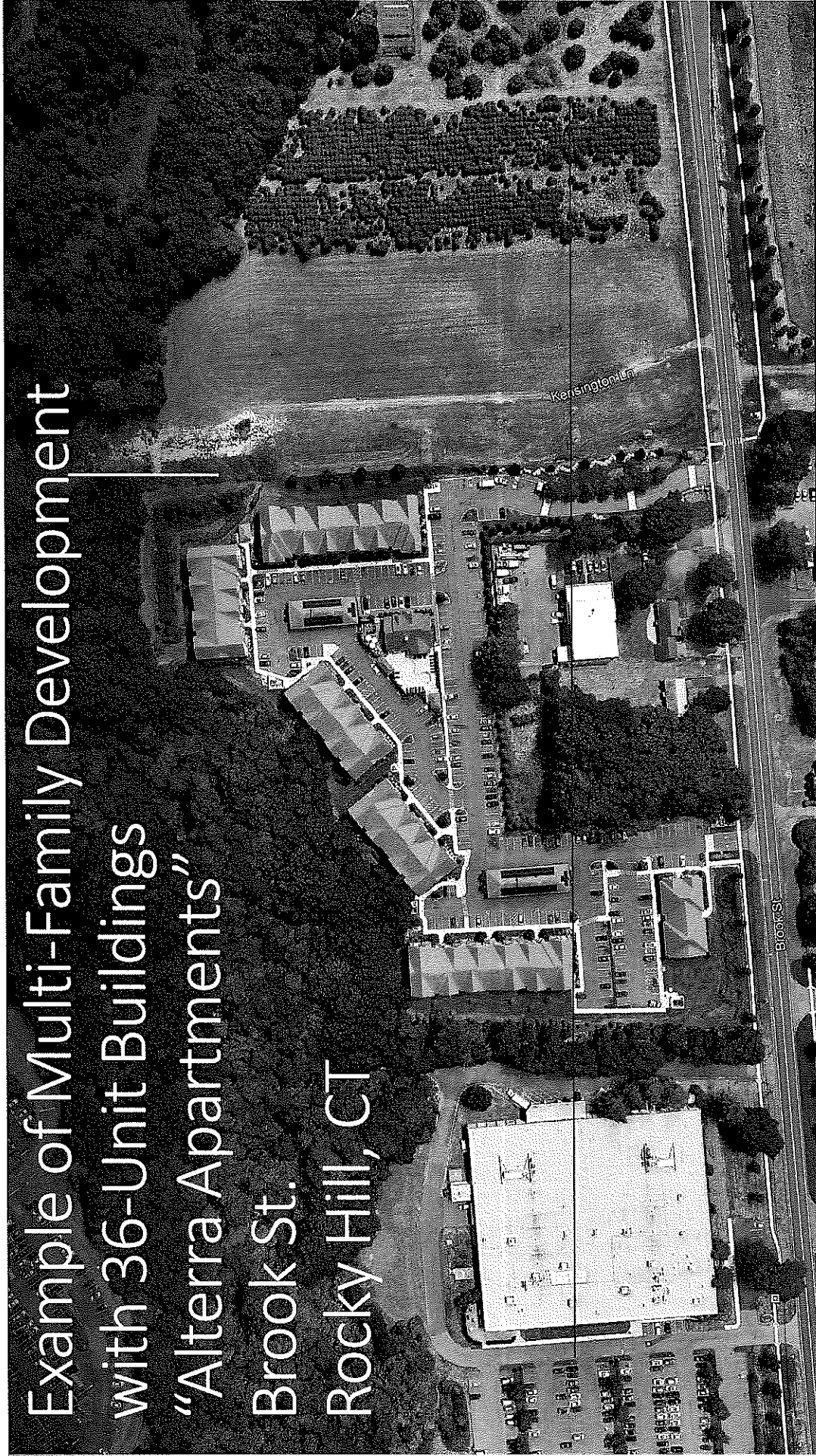
ZONE: TOWN CENTER	REQUIRED	PROVIDED	PROVIDED	COMPARISON
USE		8 UNIT MULTIFAMILY	36 UNIT MULTIFAMILY	
MINIMUM LOT AREA	10 acres	16.12 acres	16.12 acres	SAME
BUILDABLE AREA		13,932 acres	13,932 acres	SAME
MIN. LOT WIDTH	75'	795'	795'	SAME
MAX. BUILDING COVERAGE	25% (PER SEC. 8.11A.5)	105,038 sqft/702,375 sqft = 15.0%	60,753 sqft/702,375 sqft = 8.65%	-44,285 sqft or -6.3%
MAX. IMPERVIOUS SURFACE	35% (PER SEC. 8.11A.5)	216,979 sqft/702,375 sqft = 30.8%	163,188 sqft/702,375 sqft = 23.2%	-53,791 sqft. or -7.65%
MAX. BUILDING HEIGHT	40' (3 STORIES)	40' (3 STORIES)	40' (3 STORIES)	40' (3 STORIES)
MIN. FRONT YARD DEPTH	NR	103'	149'	+46'
MIN. SIDE YARD DEPTH	50' FROM RESIDENTIAL ZONE (PER SEC. 8.11A.4)	50'	65'	+15'
MIN. REAR YARD	50' FROM RESIDENTIAL ZONE (PER SEC. 8.11A.4)	300'	405'	+105'
Maximum residential Density	(10) units per 40,000 sq. ft. of Bubble Area for Multi-family (PER SEC. 8.11A.2)	(10) units per 40,000 sq. ft. x 606,886 sqft = 151 units (144 UNITS PROPOSED)	(10) units per 40,000 sq. ft. x 606,886 sqft = 151 units (144 UNITS PROPOSED)	(10) units per 40,000 sq. ft. x 606,886 sqft = 151 units (144 UNITS PROPOSED)
REQUIRE PARKING	RESIDENTIAL: 1 per Dwelling Unit	(144) units x 1 SPACE/UNIT = 144	(144) units x 1 SPACE/UNIT = 144	(144) units x 1 SPACE/UNIT = 144
PROVIDED PARKING		204 SPACES (11 HC SPACES) 204 SPACES/144 UNITS = 1.63 SPACES/UNIT	204 SPACES (11 HC SPACES) 204 SPACES/144 UNITS = 1.63 SPACES/UNIT	204 SPACES (11 HC SPACES) 204 SPACES/144 UNITS = 1.63 SPACES/UNIT

# Comparison of Bulk Requirements

# Example of 36-Unit Building



Example of Multi-Family Development  
with 36-Unit Buildings  
“Alterra Apartments”  
Brook St.  
Rocky Hill, CT



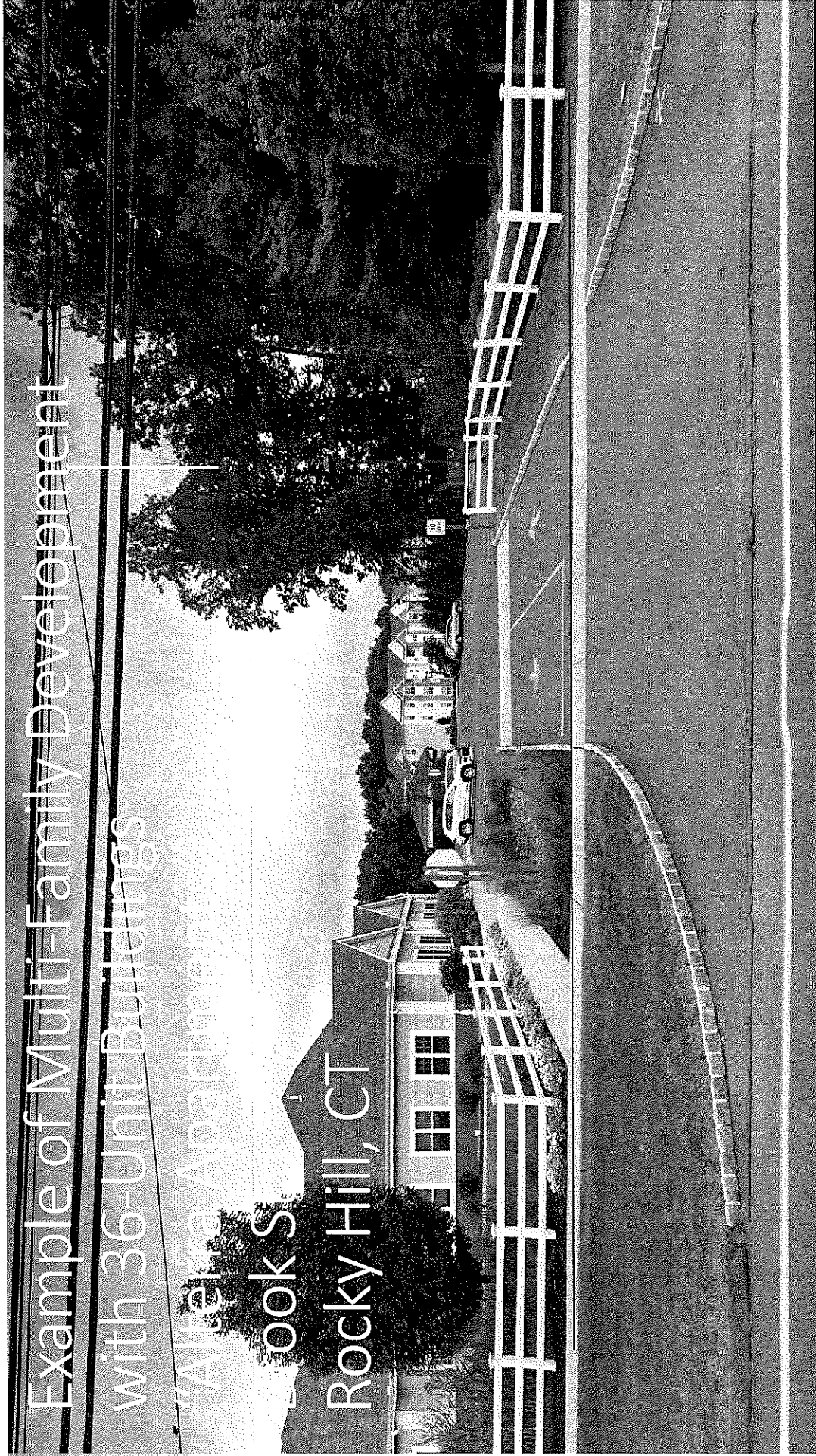
Example of Multi-Family Development

with 36-Unit Buildings

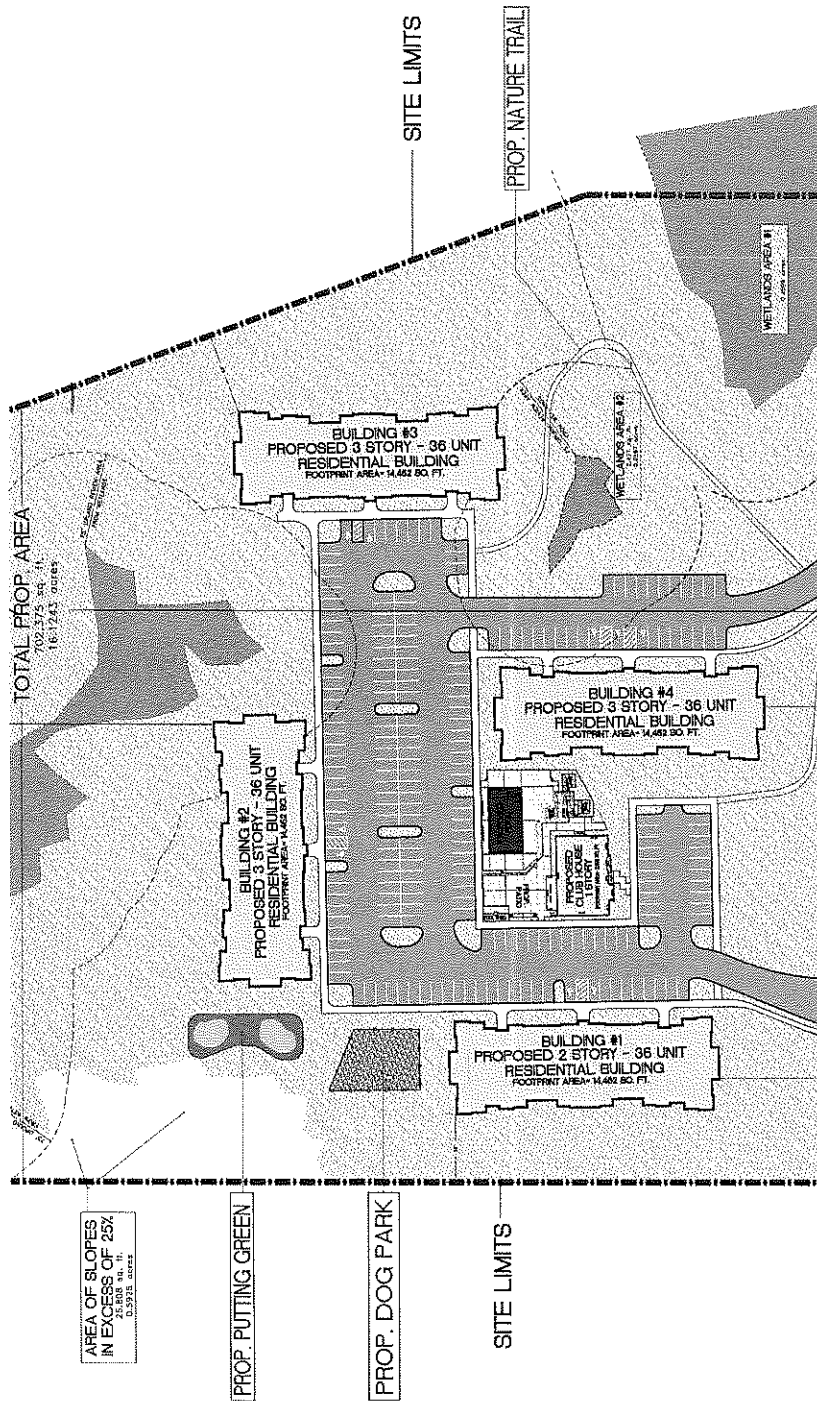
"Altera Apartments"

Book S

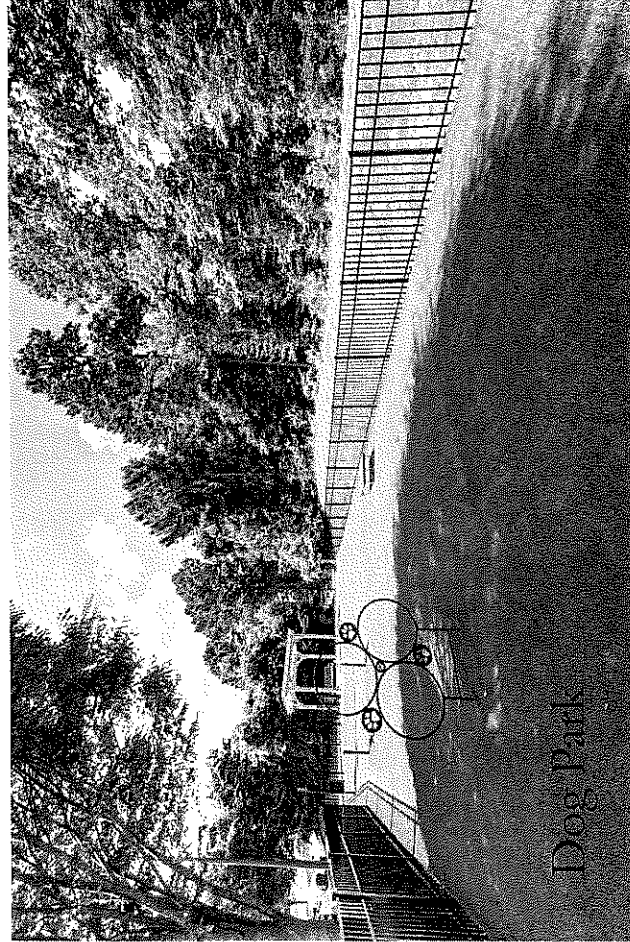
Rocky Hill, CT



# Leaving Space for Amenities

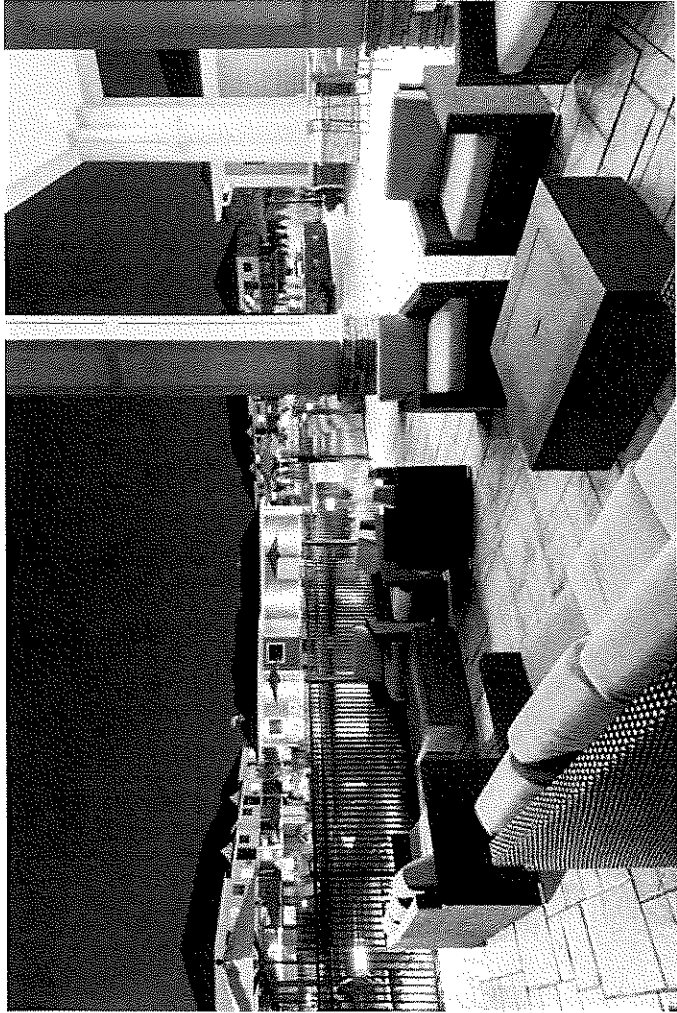
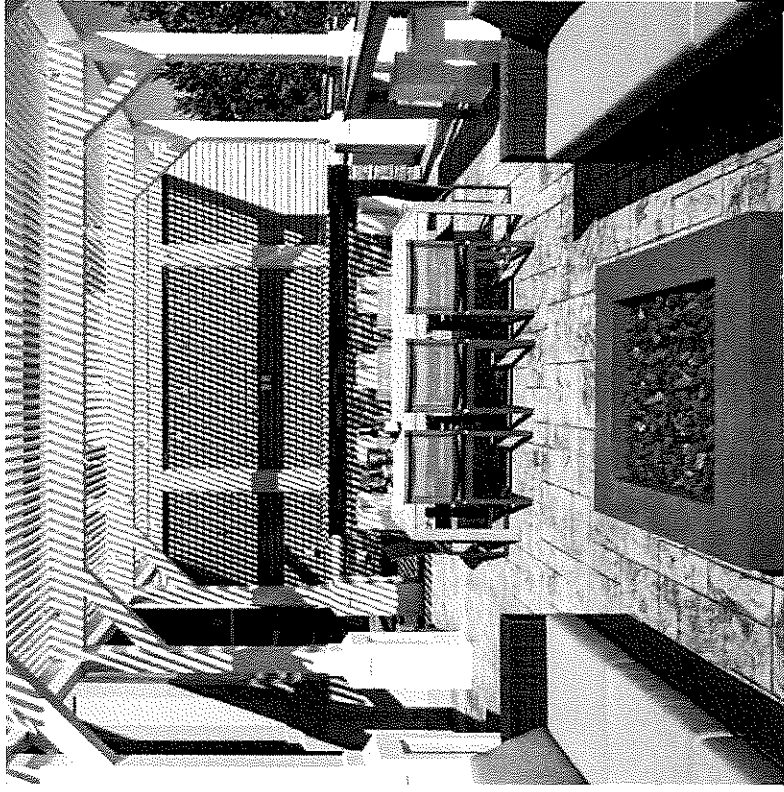


# *Outdoor Recreation*

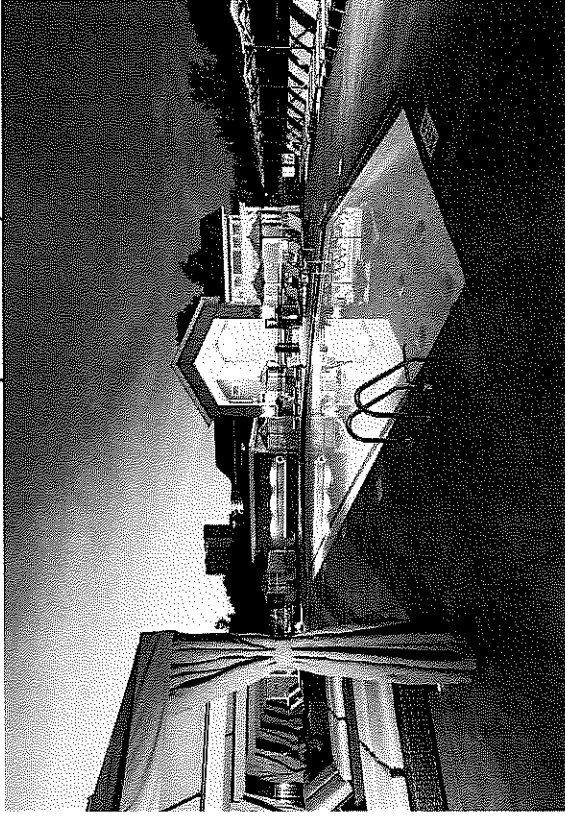




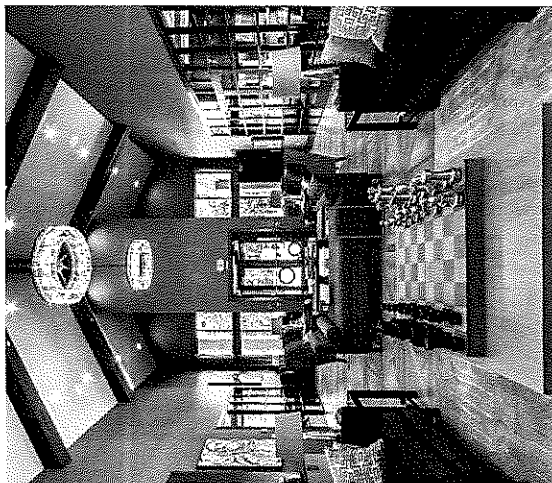
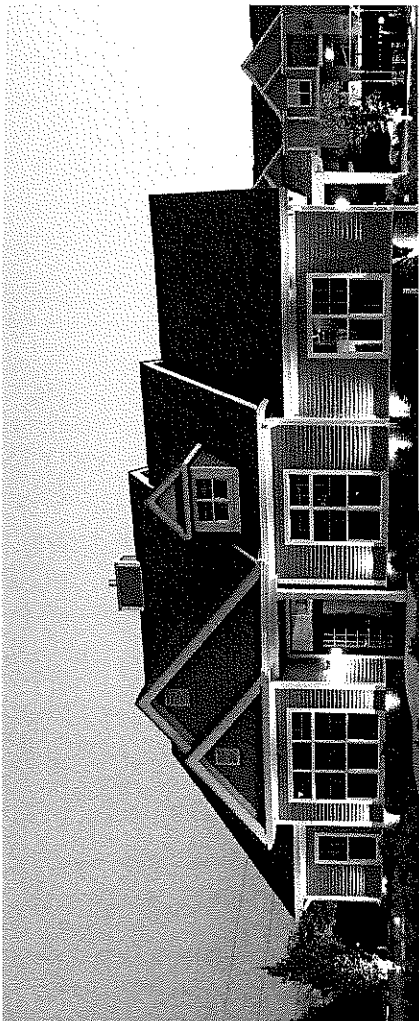
*Outdoor Community Areas*



*Outdoor  
Community Areas  
(cont.)*



# CLUBHOUSES



5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)  
5.3 USES PERMITTED

The following uses shall be permitted in the TC or WV Districts subject to all applicable requirements of these Regulations:

1. Single-family, two-family or multi-family residential development and associated accessory structures and uses;
2. Commercial development except auto related uses (sales, service, repair, parts) and oil, propane sales/service;
3. Office development except construction/landscaping service that stores equipment and materials. Administrative offices of construction/landscaping operations are permitted.
4. Service Development;
5. Religious facilities and Educational Institutions;
6. Family day care homes, as defined by CGS Section 19a-77(a)(3) and licensed pursuant to CGS Section 19a-87b, are permitted in all Single-Family, Two-Family or Multi-Family Dwelling Units. Other day care and nursery school uses are permitted through the approval of a Special Permit.
7. Municipal facilities;
8. Hotel/Motel;
9. Mixed uses, provided that the ground floor of a mixed use Building (any combination of retail, office, and residential) shall be occupied by non-residential uses only. Parcels registered as historic can utilize rear sections of the ground floor for residential uses.

# Uses Presently Permitted in Town Center District

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5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)

5.4 DIMENSIONAL REQUIREMENTS

1. Minimum Lot size: 10,000 square feet  
(10 acres for multi-family)
2. Maximum height: Three (3) stories or forty (40) feet in height
3. Maximum residential Density shall be six (6) units per 40,000 square feet of Buildable Area for Duplexes and ten (10) units per 40,000 square feet of Buildable Area for Multi-Family Housing
4. Minimum Lot Frontage on a Street: Seventy-five (75) feet
5. No minimum Front Yard Setback.
6. Minimum side and rear Yard: No side or rear Yard is required between abutting Lots where both are used for commercial purposes. Where a Lot abuts a strictly residential use and not a mixed or non-residential one, ten (10) feet shall be maintained, which Yard shall not be used for parking, loading or storage.  
(50' when abutting residential uses for multi family)
7. Maximum Building Coverage: Seventy-five percent (75%) of the Buildable Area.  
(25% for multi family)
8. Maximum Impervious Coverage: Ninety percent (90%) of the Buildable Area.  
(35% for multi-family)

# DIMENSIONAL REQUIREMENTS for Town Center District

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**TOWN OF COLCHESTER  
LEGAL NOTICE**

The Planning and Zoning Commission will hold a virtual public hearing on September 16, 2020, at 7:00 P.M. to hear and consider the following petitions:

1. **Goldberg Estates LLC & Gavire Estates II, LLC – Subdivision (2020-016)** – To renew the previously approved White Oak Conservation Subdivision for the remaining 79 lots and associated improvements at Lebanon Avenue (Map 05-04 Lot 001 & Map 06-02 Lot 003), Rural Use District.
2. **Town of Colchester Planning and Zoning Commission – Regulation Text Amendment (2020-015)** – To revise Section 5.7 regarding the Westchester Village District by increasing the number of permitted uses and make minor editorial changes.

At this hearing interested persons may be heard and written communications received. A copy of this petition is in the Planning and Zoning Department, Town Hall, 127 Norwich Avenue, and may be inspected during regular business hours (8:30 a.m. – 4:30 p.m., Monday through Friday).

Planning and Zoning Commission  
Joseph Mathieu, Chair

**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

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

**DATE:** September 10, 2020

**RE:** Town of Colchester Planning and Zoning Commission  
Zoning Regulation Amendment (2020-015)

In response to an inquiry regarding the use of the former Hilltop Marine at 119 Loomis Road, I brought to the attention of the Commission some issues with the Land Use Regulations as they apply to the Westchester Village District. A prospective business owner asked if automobile sales and service would be permitted. First I thought yes, marine dealership and repair was permitted, so too must be auto dealership and repair. Then I read Section 5.7.2.A and said, no, “auto related uses (sales, service, repair, parts)” are actually not considered one of the otherwise “commercial development” uses permitted subject to Special Permit. Then, I really had to scratch my head because Section 5.7.2.C says that Auto service/repair is a Special Permit use.

Following some discussion with the Commission, a text amendment application was prepared for consideration.

***Westchester Village District***

The Westchester Village District (WV) appears to serve two principal functions. First, it is a commercial hub for the neighborhood, offering access to a limited number of goods and services at a reasonable driving range for residents. Second, due to its location on two notable arterial routes, it offers a convenient stop for commuters and passersby, as it remains an auto-oriented stop on the way by; not a destination in-and-of itself.

Section 5.7 of the Land Use Regulations begins with an outline of the intent of the district. The first line reads, “This district is intended to recognize and encourage development and redevelopment of the commercial patterns at the intersection of RT 16 and 149.” This statement is consistent with the existing conditions of the WV, however the only permitted use is residential.

As a result, all the commercial uses that make up the district, are subject to Special Permit approval. If the Commission wishes to encourage investment in the Westchester Village, I am recommending that several of the basic commercial uses currently listed as Special Permit Uses should be made Permitted Uses. Receipt of a Special Permit can be a deterrent to prospective businesses and developers, particularly those operating at a smaller scale (both in their physical footprint and in terms of customer traffic) most appropriate for the limited footprint of the WV. Special Permit approval is not guaranteed and can be viewed as a moving target. The requirement for a public hearing is also a significant concern to potential developers.

Alternatively, to preserve or enhance the district's "village" character, the Commission adopted Performance Standards and Design Regulations to guide the layout and look of proposed uses. For the remaining uses that may be considered to be either inherently or traditionally in conflict with the character we are seeking for the district, Special Permit approval remains appropriate. The proposed regulation amendment reflects the feedback of the Commission and members of the WV neighborhood that shared their desires and concerns for the future of the district.

The proposal also includes some revisions to properly differentiate the WV from the Town Center. While both are considered village districts, they serve different functions, and efforts to accomplish the stated goals of each, as outlined in the Plan of Conservation and Development, require different provisions. Finally, the proposal includes revisions to better align the section with the other districts in terms of sequence and readability.

Please consider the following notes as you review the proposed amendment:

1. The WV does not currently have access to public water and sewer utilities. Comments shared with the Planning and Zoning Department convey a concern with the potential for uses to contaminate private water services and nearby natural resources. Therefore, the sales and service of oil and propane as a principal use remains prohibited. The retail sale of oil or propane as an accessory use is permitted subject to approval of a zoning permit.
2. The WV remains an auto-oriented commercial district simply by the nature of its location in a rural area and the proximity of the surrounding residential uses which are substantially single-family structures. Likewise, the WV includes several existing and past auto related uses including gas stations, auto detailing and services facilities, etc. Considering the number of existing regulations that apply to auto-related uses intended to mitigate the impacts of the use of hazardous materials, the Commission's concern appeared to be how auto-related uses would impact the character of the district. The biggest concern expressed was the visual impact that a dealership or the sale of used cars can have on the road frontage. In an effort to maintain the opportunity to work with an applicant and condition an approval if necessary, but to avoid prohibiting the use all together, automobile sales is listed as a Special Permit use.
3. Section 5.7.2.I regarding mixed uses includes a line that states "Parcels registered as historic can utilize rear sections of the ground floor for residential uses." There are no registered historic structures in this district.
4. When reading Section 5.7.2.E, it is clear that the outdoor storage of equipment or materials related to a landscaping or construction operation is not consistent with the character of the district. Rather than prohibit outdoor storage all together, listing it as a special permit use provides the Commission the opportunity to work with an applicant to mitigate any potential impacts by appropriately locating stored equipment / materials or requiring appropriate screening to shield views from the road.



### ***Zoning Regulation Text Amendment***

In accordance with Section 8-3a of the Connecticut General Statutes, “the Commission shall state on the record its findings on consistency of a proposed regulation or boundaries or changes thereof with the plan of development for the municipality.”

Section 4.4 of the Plan of Conservation and Development emphasizes strengthening the WV. While most of the recommendations focus on encouraging pedestrian-oriented patterns of development and the characteristics that would enhance its “hamlet” character, these efforts can still be accomplished while increasing investment as stated in Policy A.3. The proposed regulation amendment would make it easier to develop or redevelop the uses consistent with the character and intent of the district.

### **Connecticut General Statute 8-3b Referral**

In accordance with state statutes, proposed zoning regulation text amendments and district boundary changes must be referred to the regional council of governments. In this case, as the proposed amendment would modify the language of Section 5.7, which applies only to the WV and not the entire town, a referral must be made to the Southeastern Connecticut Council of Governments (SCCOG). Their response is as follows:

SCCOG - “Based on a review of the material submitted, SCCOG staff determined that the proposed amendment is not likely to result in an adverse inter-municipal impact.”

MRB

R:\Boards and Commissions\PZC\2020\09-16\Regulation Amendment WV District\Memo.docx

Attachments

## 5.7 WESTCHESTER VILLAGE DISTRICT

This district is intended to recognize and encourage development and redevelopment of the commercial patterns at the intersection of RT 16 and 149. This district is intended to meet many of the village needs for basic retail shopping, tourism, and local services. The district also recognizes and reflects the significant rural Character Commercial Use of the Village. Uses in this district will utilize the standards in Section 5.7 only and not the other requirements of Section 5.

~~The following standards apply to development in the Westchester Village District:~~

~~1. 1~~ Permitted Uses, subject to all applicable requirements of these Regulations:  
The following uses are permitted in the WV District subject to all applicable requirements of these Regulations:

A. Single-family, two-family or multi-family residential development and associated accessory structures and uses.

B. Commercial Use Development except oil, propane sales / service.

C. Professional Service and Office Development

D. Personal Services and Establishments

~~A.E. Automobile Service/Repair~~

~~2. 2~~ Special Permit Uses

The following are eligible for Special Permit after consideration and approval from the Commission:

~~A. Commercial development excepting auto related uses (sales, service, repair, parts) and oil, propane sales/service.~~

A. Automobile gasoline stations

B. Automobile sales – new and/or used subject to Location Approval by ZBA

~~B.C. Outdoor storage of equipment or materials~~

~~C. Automobile service/repair~~

~~D. Marine dealership and repair~~

~~E. Office development except construction/landscaping services that store equipment and materials. Administrative offices of construction/landscaping operations are permitted.~~

~~F. Service Development~~

~~G.D.~~ Religious facilities and Educational Institutions

~~H.E.~~ Municipal facilities

~~I.F.~~ Mixed uses, provided that the ground floor of a mixed use Building (any combination of retail, office, and residential) shall be occupied by non-residential uses only. ~~Parcels registered as historic can utilize rear sections of the ground floor for residential uses.~~

~~3.1.~~ Minimum Lot size – 40,000 square feet

~~4.2.~~ Maximum Height – Thirty (30) feet or two (2) stories

~~5.3.~~ Maximum residential Density – Four (4) Dwelling Units/acre unless serviced by centralized sewer/water that is shown to have capacity to support development proposed. If the capacity of water/sewer is demonstrated, the Density can exceed four (4) Dwelling Units/acre to a maximum of six (6) Dwelling Units/acre.

~~6.4.~~ Minimum Lot Frontage – Seventy-five (75) feet

~~7.5.~~ Minimum side and rear Yard – No side or rear Yard is required between abutting Lots where both are used for commercial purposes. Where a Lot abuts a strictly residential use and not a mixed or non-residential use, ten (10) foot yard shall be maintained, which Yard shall not be used for parking, loading or storage.

~~8.6.~~ Maximum Building Coverage – Thirty-five percent (35%) of the Buildable Area

~~9.7.~~ Maximum Impervious Coverage – Fifty percent (50%) of the Buildable Area

~~10.8.~~ Performance Requirements – The following standards relate to features/approaches that must be addressed in permitting development within the Westchester Village District.

A. Pedestrian and Bicycle Access – Provision for safe and convenient pedestrian access shall be incorporated into plans for new construction of Buildings, enlargement or substantial redevelopment/renovation and development of improved parking areas and should be designed in concert with landscaping plans as required.

B. Landscaping – Landscaping shall be incorporated into new and redeveloped properties in such a way as to create visual diversity and interest, to provide shade for pedestrian areas and to screen parking and loading areas. As the Westchester Village District is a small location within a rural area, landscaping and the treatment of Open Space on all developed sites are important. Landscape plans shall be prepared by a registered landscape architect or may be accepted, where the plans submitted are found to be consistent with the intent of this Regulation and meet the specific guidelines as set forth herein. Landscape plans shall show the location, type, and size of all proposed plantings as well as enough of the surrounding context such that the Commission may determine the plan's appropriateness. A landscaping maintenance agreement may be required as a condition of approval.

C. Side Yard Treatment

1. Where the distance between structures on adjacent Lots is ten (10) feet or less, the side Yard shall be screened by a solid fence, wall or Landscape treatment of Evergreen plantings at a height not to exceed three (3) feet.
2. Where the distance between structures on adjacent Lots is greater than ten (10) feet, landscaping shall consist of a combination of materials sufficient to break up the view into the side Yard.
3. Side Yards may, in the alternative, be established as pedestrian walkways to access parking areas to the rear of the Building. Such walkways shall be landscaped and lighted for safety.

#### 11.9. Design Regulations

- A. Articulation – New and redeveloped Buildings should reinforce the rural character of the existing streetscape by utilizing Open Spaces and landscaping.
- B. Parking associated with an individual use shall, to the greatest extent feasible, be located behind structures or otherwise fully screened from Street view.
- C. Low impact development drainage and paving schemes are encouraged.

## **5.2 WESTCHESTER VILLAGE (WV)**

### **1. CHARACTER OF WESTCHESTER VILLAGE DISTRICT**

This district is intended to recognize and encourage development and redevelopment of the commercial patterns at the intersection of RT 16 and 149. This district is intended to meet many of the village needs for basic retail shopping, tourism, and local services. The district also recognizes and reflects the significant rural character of the Village. Uses in this district will utilize the standards in Section 5.7 only and not the other requirements of Section 5. The following standards apply to development in the Westchester Village District:

### **2. PERMITTED USES**

The following uses shall be permitted in the WV District subject to all applicable requirements of these Regulations:

- A. Single-family, two-family or multi-family residential development and associated accessory structures and uses.
- B. Commercial use development except oil, propane sales / service.
- C. Professional service and office development
- D. Personal services and establishments
- E. Automobile service / repair

### **3. SPECIAL PERMIT USES**

The following are eligible for Special Permit after consideration and approval from the Commission:

- A. Automobile gasoline stations
- B. Automobile sales and dealership
- C. Outdoor storage of equipment or materials
- D. Religious facilities and educational institutions
- F. Municipal facilities
- G. Mixed uses, provided that the ground floor of a mixed use building (any combination of retail, office, and residential) shall be occupied by non-residential uses only.

### **4. DIMENSIONAL REQUIREMENTS**

- A. Minimum Lot Size – 40,000 square feet
- B. Maximum Height – Thirty (30) feet or two (2) stories

C. Maximum Residential Density – Four (4) dwelling units/acre unless serviced by centralized sewer/water that is shown to have capacity to support development proposed. If the capacity of water/sewer is demonstrated, the density can exceed four (4) dwelling units/acre to a maximum of six (6) dwelling units/acre.

D. Minimum Lot Frontage – Seventy-five (75) feet

E. Minimum Side and Rear Yard – No side or rear yard is required between abutting lots where both are used for commercial purposes. Where a lot abuts a strictly residential use and not a mixed or non-residential use, ten (10) foot yard shall be maintained, which yard shall not be used for parking, loading or storage.

F. Maximum Building Coverage – Thirty-five percent (35%) of the buildable area

G. Maximum Impervious Coverage – Fifty percent (50%) of the buildable area

## 5. PERFORMANCE STANDARDS

The following standards relate to features/approaches that must be addressed in permitting development within the Westchester Village District.

A. Pedestrian and Bicycle Access – Provision for safe and convenient pedestrian access shall be incorporated into plans for new construction of buildings, enlargement or substantial redevelopment/renovation and development of improved parking areas and should be designed in concert with landscaping plans as required.

B. Landscaping – Landscaping shall be incorporated into new and redeveloped properties in such a way as to create visual diversity and interest, to provide shade for pedestrian areas and to screen parking and loading areas. As the Westchester Village District is a small location within a rural area, landscaping and the treatment of open space on all developed sites are important. Landscape plans shall be prepared by a registered landscape architect or may be accepted, where the plans submitted are found to be consistent with the intent of this Regulation and meet the specific guidelines as set forth herein. Landscape plans shall show the location, type, and size of all proposed plantings as well as enough of the surrounding context such that the Commission may determine the plan's appropriateness. A landscaping maintenance agreement may be required as a condition of approval.

C. Side Yard Treatment

Where the distance between structures on adjacent lots is ten (10) feet or less, the side yard shall be screened by a solid fence, wall or landscape treatment of evergreen plantings at a height not to exceed three (3) feet.

Where the distance between structures on adjacent lots is greater than ten (10) feet, landscaping shall consist of a combination of materials sufficient to break up the view into the side yard.

Side yards may, in the alternative, be established as pedestrian walkways to access parking areas to the rear of the building. Such walkways shall be landscaped and lighted for

safety.

**6. DESIGN REGULATIONS**

- A. Articulation – New and redeveloped buildings should reinforce the rural character of the existing streetscape by utilizing open spaces and landscaping.
- B. Parking associated with an individual use shall, to the greatest extent feasible, be located behind structures or otherwise fully screened from street view.
- C. Low impact development drainage and paving schemes are encouraged.

**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

**FROM:** Daphne C. Schaub, Assistant Planner & ZEO

**DATE:** September 10, 2020

**RE:** Gavire Estates II, LLC – Broad Meadow & White Tail Lane  
Subdivision (2020-016)

***Introduction***

The applicants, Gavire Estates II, LLC and Goldberg Estates LLC, seek to renew the approval of the White Oak Farm Conservation Subdivision. The existing subdivision continues to be developed by the owners. Of the 135 lots, 79 have not been developed and remain vacant. Four roads remain to be completed. Broad Meadow Road has been partially installed with 1,915 linear feet unfinished. The development of Sherman's Brook, Hall's Pond, and Oak Farm Roads has not begun and will be 3,528, 930, and 1,915 linear feet, respectively, upon completion.

The original approval of this subdivision was granted in 2005. This approval was appealed. Judgement was rendered on the appeal on 10/23/2006 and the appeal period for the judgement ended on 11/13/2006. Public Act 09-181 extended any expiration dates granted prior to 7/1/2011 which had not expired before 05/09/2011 to nine years and may be granted up to an additional five years not to exceed a total of 14 years. The White Oak Conservation Subdivision is scheduled to expire on 11/13/2020.

Pursuant to Connecticut General Statute Nos. 8.3(h) "Notwithstanding the provisions of the general statutes or any public or special act or any local ordinance, when a change is adopted in the zoning regulations or boundaries of zoning districts of any town, city or borough, no improvements or proposed improvements shown on a site plan for residential property which has been approved prior to the effective date of such change, either pursuant to an application for special exception or otherwise, by the zoning commission of such town, city or borough, or other body exercising the powers of such commission, and filed or recorded with the town clerk, shall be required to conform to such change."

The applicant has requested that the Commission renew the approval of the subdivision plan as it was originally approved with a new five year expiration date of 11/13/2025 and a possible additional five year extension not to exceed a total of ten additional years to complete the project.



***Inland Wetlands***

The application was received by the Conservation Commission at their August 12<sup>th</sup> meeting with no changes to the original application. Wetlands permit No. W2020-3057 was issued at the meeting of September 9, 2020.

***Open Space***

The owners have deeded 60.3% of the parcel to the Town of Colchester as Open Space. Total acreage in Open Space is 258.3 acres of which 98.7 acres are wetlands.

***Sidewalks***

Sidewalks are being installed as the roads are completed.

***Staff Review***

The application has been reviewed by Town Staff, who have found the White Oak Conservation Subdivision to be compliant with all the previous approvals.

DCS

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Attachments.

# Town of Colchester

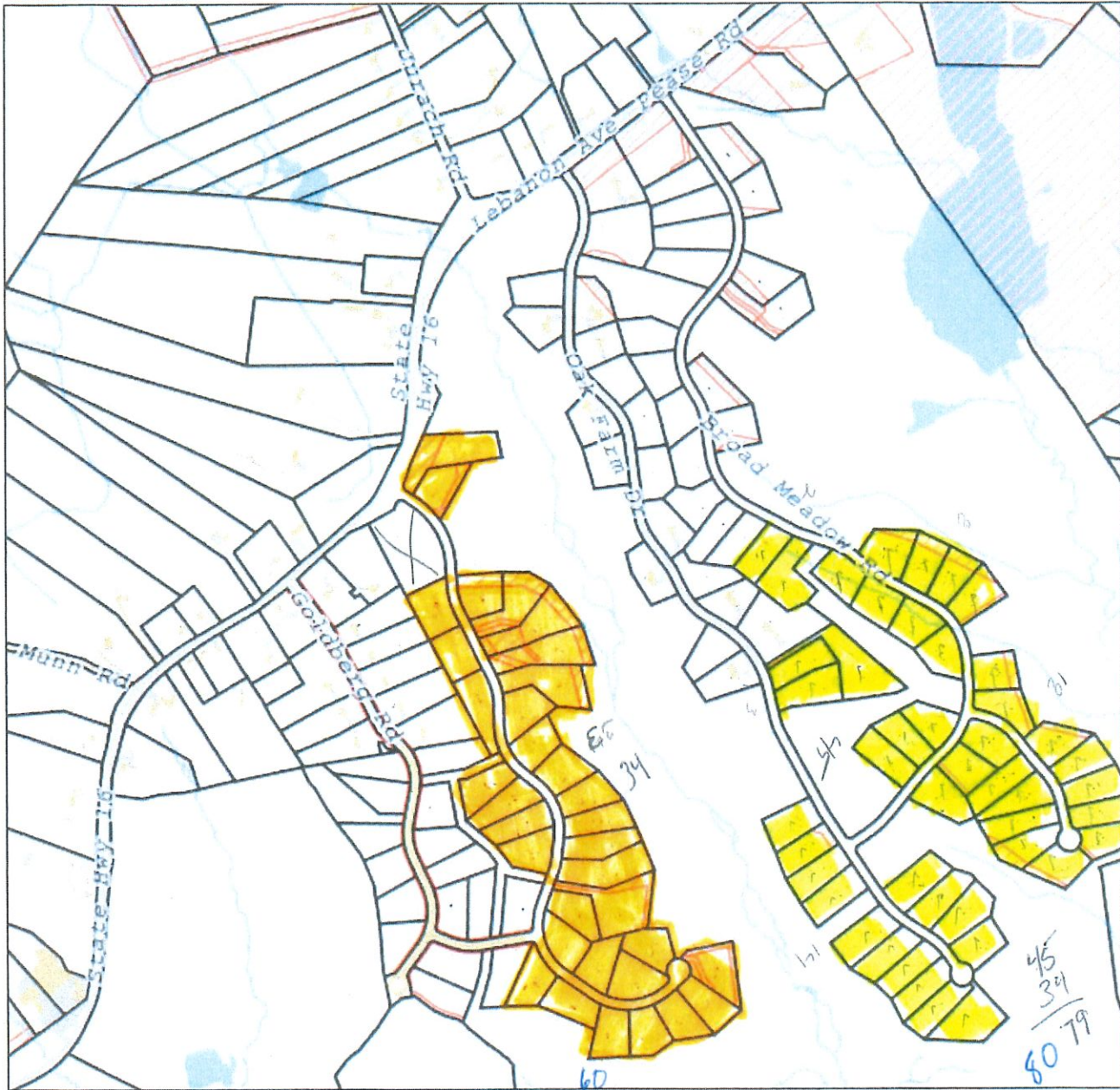
Geographic Information System (GIS)

GOLDBERG ESTATES LLL

GAVIRE ESTATES II LLL



Date Printed: 5/13/2020



**ZONING DATA TABLE**

**UNDERLYING ZONE RMR**

MINIMUM LOT SIZE	60,000 S.F.
MINIMUM CONTIGUOUS BUILDABLE AREA	45,000 S.F.
MINIMUM DIMENSION OF SQUARE	150'
MINIMUM FRONTAGE	
COLLECTOR, ARTERIAL	250'
LOCAL, DEAD END	150'
MINIMUM FRONT YARD SETBACK	
COLLECTOR, ARTERIAL	75'
LOCAL, DEAD END	50'
MINIMUM SIDE YARD	25'
MINIMUM REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	10%
MAXIMUM RESIDENTIAL DENSITY	0.50 LOTS PER BUILDABLE ACRE

**PARCEL ANALYSIS**

OVERALL AREA	482.2 AC
WETLAND AREA	103.6 AC
25% AND GREATER SLOPES	15 AC
100 YEAR FLOOD PLAIN	8.6 AC
LEDGE OUTCROPS	2.5 AC
UNBUILDABLE LAND	126.7 AC
BUILDABLE LAND	301.5 AC
POTENTIAL LOT DENSITY	150 LOTS

**PROPOSED CONSERVATION SUBDIVISION**

PROPOSED DENSITY	135 LOTS
OVERALL OPEN SPACE PROPOSED	256.30 ACRES
WETLANDS IN OPEN SPACE	96.7 ACRES
OPEN SPACE PERCENTAGE OF PARCEL	60.3%

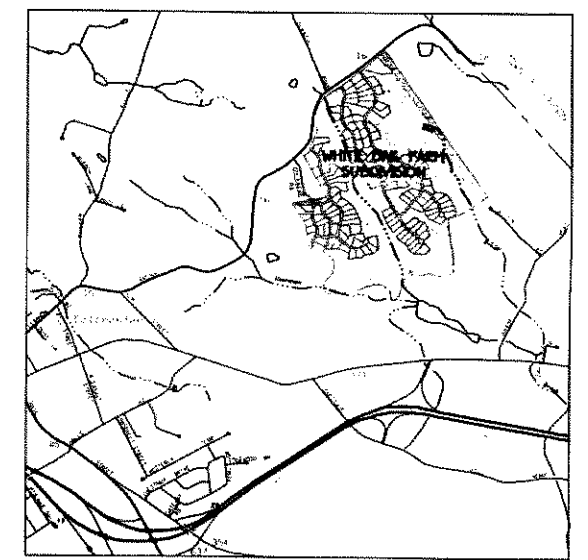
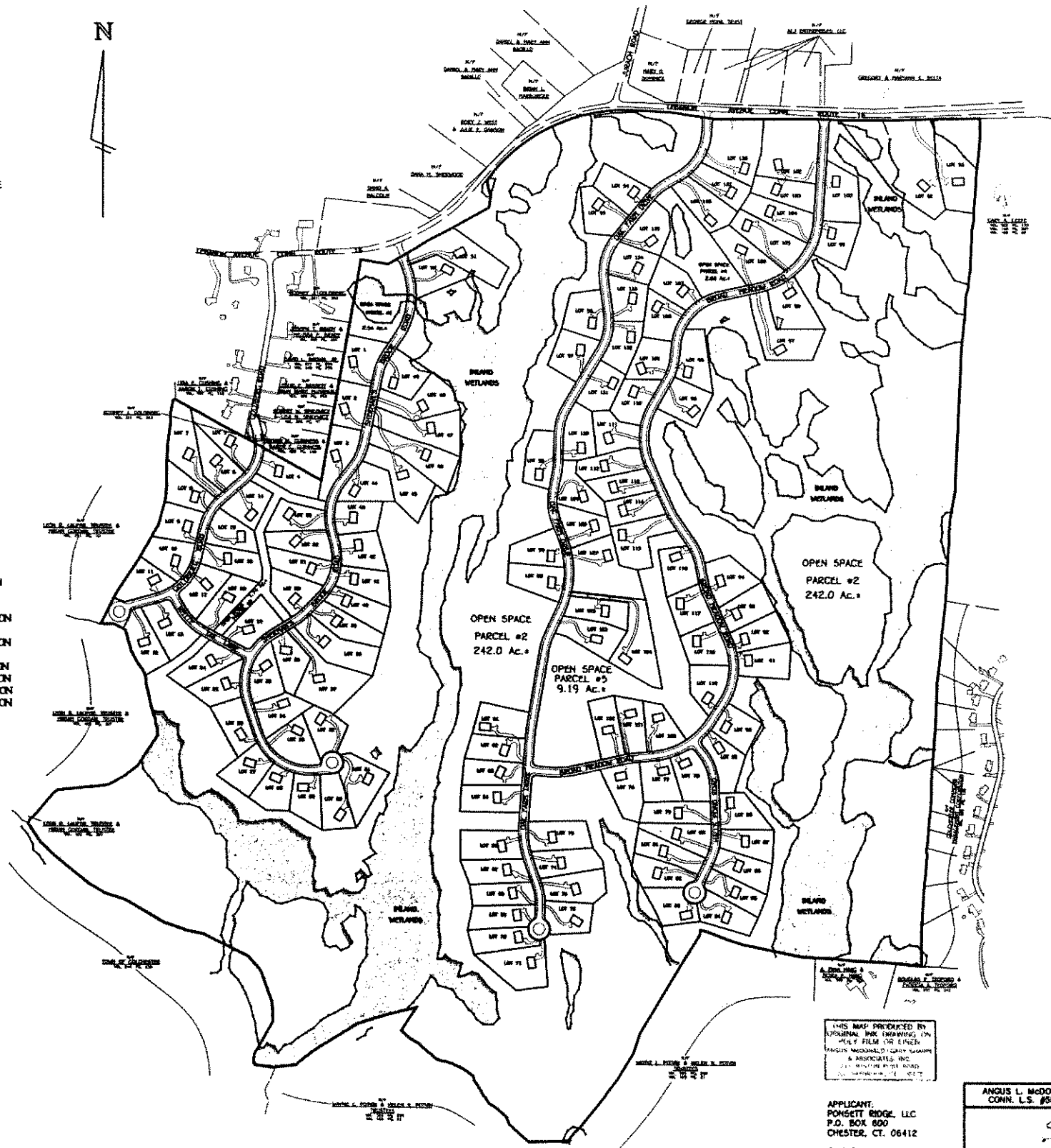
**ANALYSIS FOR DEVELOPMENT FLEXIBILITY FOR MAXIMUM OF 1/3 REDUCTION IN LOT DIMENSIONS - 40% OPEN SPACE REQUIRED**

OVERALL WETLANDS RATIO	100.6/482.2	= 0.208
PERCENT OPEN SPACE CONSIDERED FOR DEVELOPMENT FLEXIBILITY	48% = 205.5 AC	
UPLAND IN OPEN SPACE	159.6 AC	
WETLANDS IN OPEN SPACE	45.9 AC	
OPEN SPACE WETLANDS RATIO		= 0.223

**PROPOSED RESIDENTIAL DEVELOPMENT FLEXIBILITY FOR SECTION 46 OF THE COLCHESTER ZONING REGULATIONS**

PROPOSED MINIMUM LOT SIZE	40,000 S.F. - 1/3 REDUCTION
PROPOSED MINIMUM CONTIGUOUS BUILDABLE AREA	30,150 S.F. - 1/3 REDUCTION
PROPOSED MINIMUM DIMENSION OF ONE SIDE OF BUILDABLE SQUARE	100' - 1/3 REDUCTION
PROPOSED MINIMUM LOT FRONTAGE	100' - 1/3 REDUCTION
PROPOSED MINIMUM FRONT YARD SETBACK	35' - 30% REDUCTION
PROPOSED MINIMUM SIDE YARD SETBACK	30' - 20% REDUCTION

NOTE: THERE IS NO LOT #93, #101, #126, #139, #140



**PLAN SET REVISION DESCRIPTIONS:**

- 2-25-05 OVERALL PLAN REVISION TO ADDRESS REVIEW COMMENTS
- 4-29-05 OVERALL PLAN REVISION TO ADDRESS REVIEW COMMENTS
- 7-19-05 SAME AS THE 4-29-05 SET WITH THE FOLLOWING REVISIONS:  
SHEET 1 (COVER SHEET) REV 7-19-05 TO SHOW OMITTED LOTS AND REVISION DESCRIPTIONS  
SHEETS 8, 13, 14, 19, AND 28 REV 6-1-05 TO ELIMINATE LOTS 101 AND 139 AND SHOW REVISED CONSERVATION EASEMENT ALONG LEBANON AVENUE  
SHEETS 20-27, 29 (40 SCALE SITE DEVELOPMENT PLANS) REVISED 7-1-05 TO ADDRESS SANITARIAN REVIEW COMMENTS  
SHEETS 37-41 (40 SCALE SITE DEVELOPMENT PLANS) REVISED 7-12-05 TO ADDRESS SANITARIAN REVIEW COMMENTS  
SHEETS 30-36, 42 (40 SCALE SITE DEVELOPMENT PLANS) REVISED 7-15-05 TO ADDRESS SANITARIAN REVIEW COMMENTS
- 3-15-07 OVERALL PLAN REVISION TO ADDRESS APPROVAL CONDITIONS

**WHITE OAK FARM CONSERVATION SUBDIVISION**

LIST OF DRAWINGS	SCALE	SHEET #S
OVERALL PLAN	1"=300'	COVER (1)
PROPERTY SURVEY PLAN	1"=100'	SURVEY 1-6 OF 6 (2-7)
SUBDIVISION PLAN	1"=100'	SUB-1 TO SUB-6 (8-13)
SITE DEVELOPMENT PLAN & CONSTRUCTION PHASING PLAN	1"=100'	SOP-1 TO SOP-6 (14-19)
SITE DEVELOPMENT PLAN EROSION AND SEDIMENT CONTROL PLAN	1"=40'	SOP-7 TO SOP-29 (20-42)
PROPOSED STORMWATER BASINS	1"=40'	SOP-30 (43)
PLAN & PROFILES	1"=40' H. 1"=4' V.	P&P-1 TO P&P-15 (44-58) (P&P-16 (59) ELIMINATED)
SITE DEVELOPMENT AND EROSION CONTROL PLAN - LEBANON AVE. FRONTAGE	1"=40'	L&I, L&Z (60-61)
LEBANON AVENUE DETAILS	AS SHOWN	L&Z (62)
EROSION CONTROL DETAILS & NOTES	AS SHOWN	D1 (63)
DETAIL SHEET	AS SHOWN	D2 (64)
PEDESTRIAN BRIDGE DETAILS	AS SHOWN	D3 (65)

**NOTES:**

1. IN ACCORDANCE WITH SECTION 8-2.2 OF THE CONNECTICUT ZONING STATUTES, FAILURE TO COMPLETE ALL WORK BY \_\_\_\_\_ SHALL RESULT IN EXPIRATION OF THE SUBDIVISION PLAN.

THE COLCHESTER CONSERVATION COMMISSION, ACTING AS THE BLAND WETLANDS AGENCY FOR THE TOWN OF COLCHESTER, APPROVED THE PLAN AS DEPICTED. ANY CHANGES TO THE PLAN THAT MAY HAVE ANY IMPACT UPON REGULATED WETLANDS OR WATERCOURSES ARE SUBJECT TO REVIEW BY THE COMMISSION AND MAY REQUIRE ADDITIONAL PERMITS.

*[Signature]* DATE: 05/09/07

APPROVED BY THE COLCHESTER ZONING AND PLANNING COMMISSION

*[Signature]* DATE: 5/11/07

THIS MAP PRODUCED BY ORIGINAL P&E ENGINEERING, INC. MAY BE FILED OR LENDER. ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC. 215 ROUTE 16 WEST BRIDGE COLCHESTER, CT 06412

APPLICANT: POWSETT EDGE, LLC P.O. BOX 800 CHESTER, CT. 06412

OWNERS: SARAH HAZUR ETIA ISENBERG ITZAK MIDZON FAYE PELTZ

ANGUS L. McDONALD CIVIL E.S. #5892



ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC. SINCE 1946

P.O. BOX 800, 215 ROUTE 16 WEST BRIDGE COLCHESTER, CONNECTICUT 06412  
TEL: (860) 866-8871 FAX: (860) 298-2888

**OVERALL PLAN WHITE OAK FARM**

LEBANON AVENUE - CONN. ROUTE 16 COLCHESTER, CONNECTICUT

DATE: JAN. 6, 2008 SCALE: 1"=300'

DRAWN BY: JCK'D APP'D: \_\_\_\_\_

SHEET COVER (1) JOB NO. 034845

REVISIONS: \_\_\_\_\_



DRAWING NUMBER 0552

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