

# *Town of Colchester, CT*

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION  
WEDNESDAY, DECEMBER 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**
  - a. November 18, 2020
4. **Public Hearing**
5. **Five Minute Session for the Public**
6. **Pending Applications**
7. **New Applications**
8. **Preliminary Reviews**
9. **Old Business**
10. **New Business**
  - a. Adoption of 2021 Regular Meeting Schedule
11. **Planning Issues and Discussions**
  - a. Medical Marijuana
12. **Correspondence**
  - a. Letter from Mr. Epstein dated December 7, 2020 re: FD District
13. **Adjournment**

*Debra Sturman*  
DEBRA STURMAN  
TOWN CLERK

2020 DEC 15 PM 2:19

RECEIVED  
TOWN OF COLCHESTER, CT



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

---

## **COLCHESTER PLANNING AND ZONING COMMISSION 2021 MEETING SCHEDULE**

The following will be the dates for the regular monthly meetings of the Colchester Planning & Zoning Commission for 2021. The meetings are held the first and third Wednesday of the month at 7:00 PM at Town Hall, 127 Norwich Avenue, Colchester, CT.

WEDNESDAY, JANUARY 6, 2021  
WEDNESDAY, JANUARY 20, 2021

WEDNESDAY, FEBRUARY 3, 2021  
WEDNESDAY, FEBRUARY 17, 2021

WEDNESDAY, MARCH 3, 2021  
WEDNESDAY, MARCH 17, 2021

WEDNESDAY, APRIL 7, 2021  
WEDNESDAY, APRIL 21, 2021

WEDNESDAY, MAY 5, 2021  
WEDNESDAY, MAY 19, 2021

WEDNESDAY, JUNE 2, 2021  
WEDNESDAY, JUNE 16, 2021

WEDNESDAY, JULY 21, 2021\*

WEDNESDAY, AUGUST 18, 2021\*

WEDNESDAY, SEPTEMBER 1, 2021  
WEDNESDAY, SEPTEMBER 15, 2021

WEDNESDAY, OCTOBER 6, 2021  
WEDNESDAY, OCTOBER 20, 2021

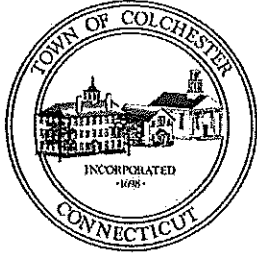
WEDNESDAY, NOVEMBER 3, 2021  
WEDNESDAY, NOVEMBER 17, 2021

WEDNESDAY, DECEMBER 8, 2021\*\*  
WEDNESDAY, DECEMBER 15, 2021

\*One meeting per month in July & August

\*\* Moved due to Holiday

**Joseph Mathieu, Chair**



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

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

**Planning & Zoning Commission  
Meeting Minutes  
November 18, 2020  
ZOOM Meeting @ 7:00 pm**

RECEIVED  
COLCHESTER, CT  
2020 DEC -4 PM 2:35  
Boyle Fuornon  
CAYLE FURNON  
TOWN CLERK

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

**ROLL CALL-**

1. **Members Present:** Chairman Joseph Mathieu, Vice Chairman John Novak, Secretary Mark Noniewicz, Jason Tinelle, Meaghan Kehoegreen, Ian Lilly and Bruce Hayn.

**Members Absent:** Beverly Seeley

**Others Present:** Matthew Bordeaux, Planner; Daphne Schaub, ZEO; Taras Rudko, Liaison for BOS; Sara Bronin and Nathanael McLaughlin of Desegregate CT

Chair Mathieu welcomed new member Mr. Lilly.

2. **ADDITIONS TO THE AGENDA** – None

3. **APPROVAL OF MINUTES** – November 4, 2020

*M. Noniewicz MOTIONED to APPROVE the minutes of November 4, 2020. SECONDED by B. Hayn. MOTION CARRIED*

4. **PLANNING ISSUES AND DISCUSSION-**

A. **Affordable Housing with Sara Bronin and Nathanael McLaughlin**

Chair Mathieu welcomed Ms. Bronin and Mr. McLaughlin and thanked them for the time they are providing the Commission to discuss affordable housing.

Sara Bronin introduced herself to the commission and presented the commission with conversation of Desegregate Connecticut and provided a slide presentation. (Attached) Mr. McLaughlin also reviewed the slides with the commission adding this can be found on their web page for review. Desegregatect.org

5. **PUBLIC HEARING** – NONE

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

7. **PENDING APPLICATIONS** – NONE

8. **NEW APPICATIONS-** NONE

MINUTES

Wednesday, November 18, 2020  
Planning & Zoning Commission

## **9. PRELIMINARY REVIEW-**

### **A. Development Proposal for 11 and 43 Broadway**

Rick Ross, Westmount Development Group/ Westmount Management, Branford, CT, specializing in development of affordable housing mentioned an idea for a development at 11 and 43 Broadway. The proposed development would occur on a parcel located adjacent Cragin Court and consist of roughly 60 rental units broken down into 1, 2, and 3 bedroom apartments. The units would be made available to those earning between 30% and 80% of the area median income. Mr. Ross indicated that the project as proposed would exceed the maximum density threshold and be deficient minimum parking requirements. As an infill project, Mr. Ross expressed that the type of building and density are appropriate for the location. Mr. Noel, property owner, stated that this location, approximately 3.5 acres with access to public water and sewer utilities, would, in his opinion, bring more people to the town and benefit the local businesses.

Chairman Mathieu stated that he does not have any issues with the use in this area; however the intensity of the use, size of the structure, and impact on traffic, were concerns of his. Ms. Kehogreen stated her support for this type of activity in this location. Mr. Tinelle stated that due to existing topography, a three (3) story building would not likely be visible from in front of Noel's Market or the library. Mr. Hayn expressed concerns for the neighboring property owners. Mr. Noel described the nature of the existing wooded buffer in between the proposed development and the homes on Clark Lane.

### **10. OLD BUSINESS- NONE**

### **11. NEW BUSINESS – NONE**

### **12. CORRESPONDENCE-**

Mr. Bordeaux followed up on a question from Mr. Hayn pertaining to Halls Hill Road and the installation of dedicated bike lanes and elevated cross walks. Sal Tassone, Town Engineer, informed Mr. Bordeaux in writing that the State approved the plan in concept, however, upon further review, revised the two elements of the project.

### **13. ADJOURNMENT**

***B. Hayn MOTIONED to adjourn the November 18, 2020 Planning & Zoning Commission meeting at 8:41PM. SECONDED by J. Tinelle. MOTION CARRIED.***

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk

MINUTES

Wednesday, November 18, 2020  
Planning & Zoning Commission

18 Harbor Road  
Colchester, CT. 06415  
December 7, 2020

Mr. Matthew Bordeaux, Planner  
Town of Colchester  
127 Norwich Avenue  
Colchester, CT. 06415

Re: Utility requirements for Future Development Zone

Dear Sir:

Pursuant to our recent telephone conversation, I am the owner of a two-acre parcel located at the corner of Fedus Road and Lake Hayward Extension. The subject parcel also fronts Connecticut Route 354 – with a twenty-foot strip.

As discussed, said property is located in a future Development Zone which requires public utility hookups - sewerage & water. However, sewer and water are not available, at that location – thus, rendering the property useless. Yet, I'm paying over \$900.00 / year in property taxes on something that cannot be utilized.

Other properties in town, which exist in the same zone, are suffering from the same flawed regulation - one which negatively impacts both Colchester's development potential and tax revenues.

I would appreciate having this issue brought up for discussion, by your commission, with the potential of implementing a change.

Your assistance with this matter is sincerely appreciated.

Respectfully,



Morris Epstein  
860-213-4327 (M)  
860-537-5644 (H)