

# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION  
WEDNESDAY, APRIL 22, 2020  
REGULAR MEETING AT 7:00 P.M.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87390417673?pwd=YjVJNHhPWXFnbE5BU2hIQ3MyQWplZz09>

Password: 095855

Or iPhone one-tap:

US: +19292056099,,87390417673#,,#,095855# or  
+13126266799,,87390417673#,,#,095855#

Or Telephone:

US: +1 929 205 6099 or +1 312 626 6799 or +1 669 900 6833 or +1  
253 215 8782 or +1 301 715 8592 or +1 346 248 7799

Webinar ID: 873 9041 7673

Password: 095855

## AGENDA

1. Call to Order
2. Additions to the Agenda
3. Minutes of Previous Meetings: March 4, 2020
4. Public Hearing:
5. Five Minute Session for the Public:
6. Pending Applications: None
7. New Applications:
  - A. Carl M. Reguin – Site Plan Application (2020-07)  
For construction of a retail store at 582 Norwich Avenue
8. Preliminary Reviews:

RECEIVED  
COLCHESTER, CT  
2020 APR 17 PM 12:10  
Gayle Furman  
TOWN CLERK

9. Old Business:

10. New Business:

11. Planning Issues and Discussions:

A. Solar Energy Systems

B. Town Center and Westchester Village Districts

12. Correspondence:

13. Adjournment

Carl M Reguin  
574 Norwich Ave.  
Colchester, CT. 06415  
860-908-7173

March 10, 2020

Dear Daphne C. Schaub, CZEO

My request for this pre-existing non-conforming mixed use property located at 582 Norwich Ave. Colchester, CT. involves returning it back to its original status of use from 1951 when the store, greenhouse/ nursery was built.

Currently I anticipate the hours of operation to be between the hours of 9:00 am to 6:00 pm

I anticipate to employ 3 part time staff at this point, however there will be only myself or my wife that will be there. Out of the three employed, I will only have one working with me at any point in time to start.

Naturally I hope for many patrons, however I would expect 5 to 10 per day with 2 or 3 deliveries per week during our initial stocking and setup. Furthermore once the store/ greenhouse is completely up and running I would anticipate 1 to 2 deliveries per month depending on the amount of goods sold.

As my engineers' plan indicates, the location of the outside storage of the pallets of mulch, planting soil, etc. for display and sale, the location of the propane to be used for heat and protected by bollards, the approximate location of the sign near the edge of the property potential design enclosed. The dumpster location is shown at the back side of the property located for easy access for disposal.

Because the driveway and proper amount of parking spaces will be gravel, the storm water should not be an issue, however I will have infiltrator's piped for the gutters and then separate one for the floor drain in the greenhouse, which will be used for the runoff water from watering the organic plants. There will be no hazardous materials, fertilizers, pesticides, or herbicides, all of the indoor or consumption plants will be organically grown.

I have spoken with the water and sewer department and as shown on the plan where the connections will be. I have spoken to the State of CT department of transportation, they have given me the applications for permits necessary for easement of power supply from pole #497 and change of the apron entering the property.

Respectfully submitted

Carl M Reguin

4

8

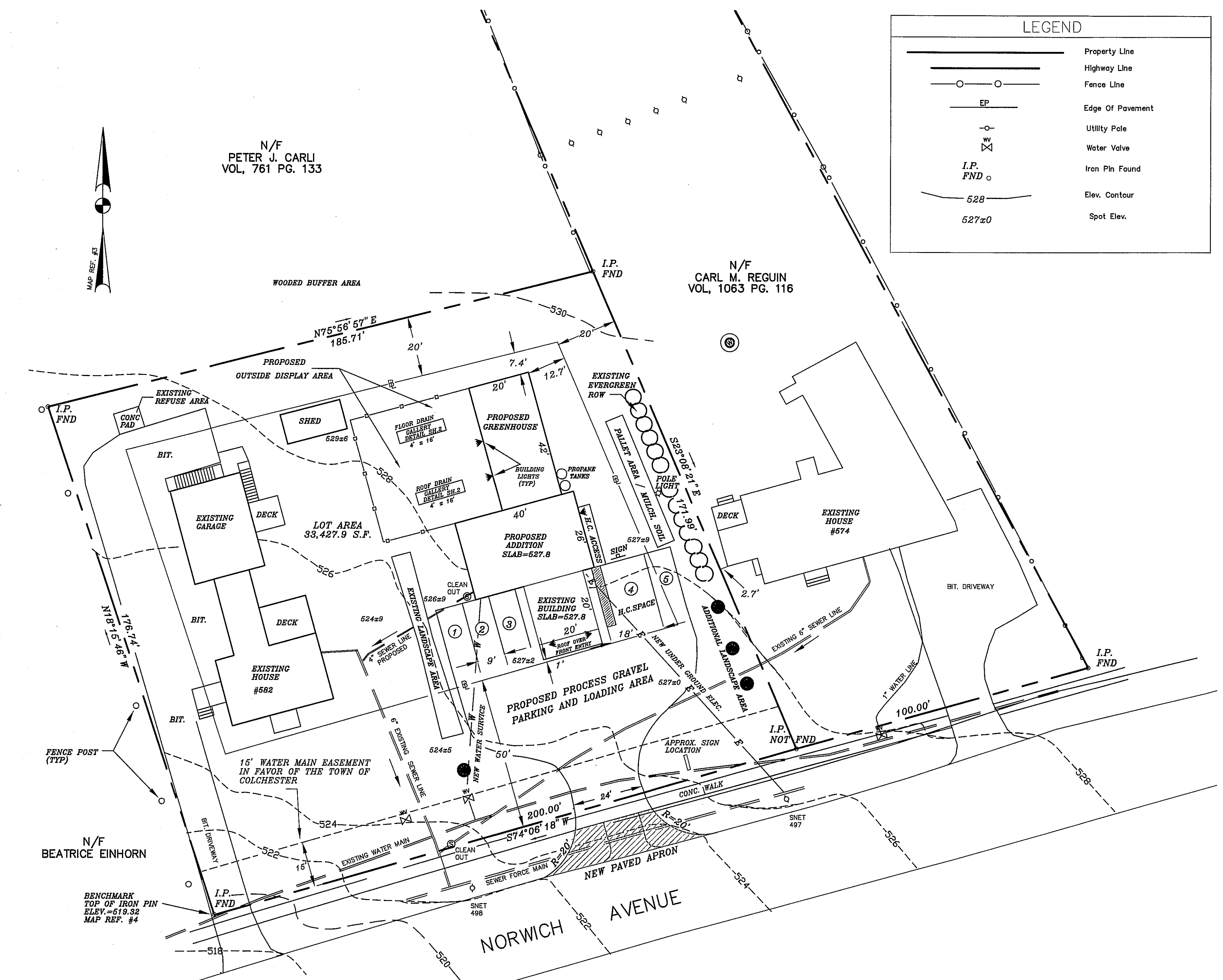
12

6



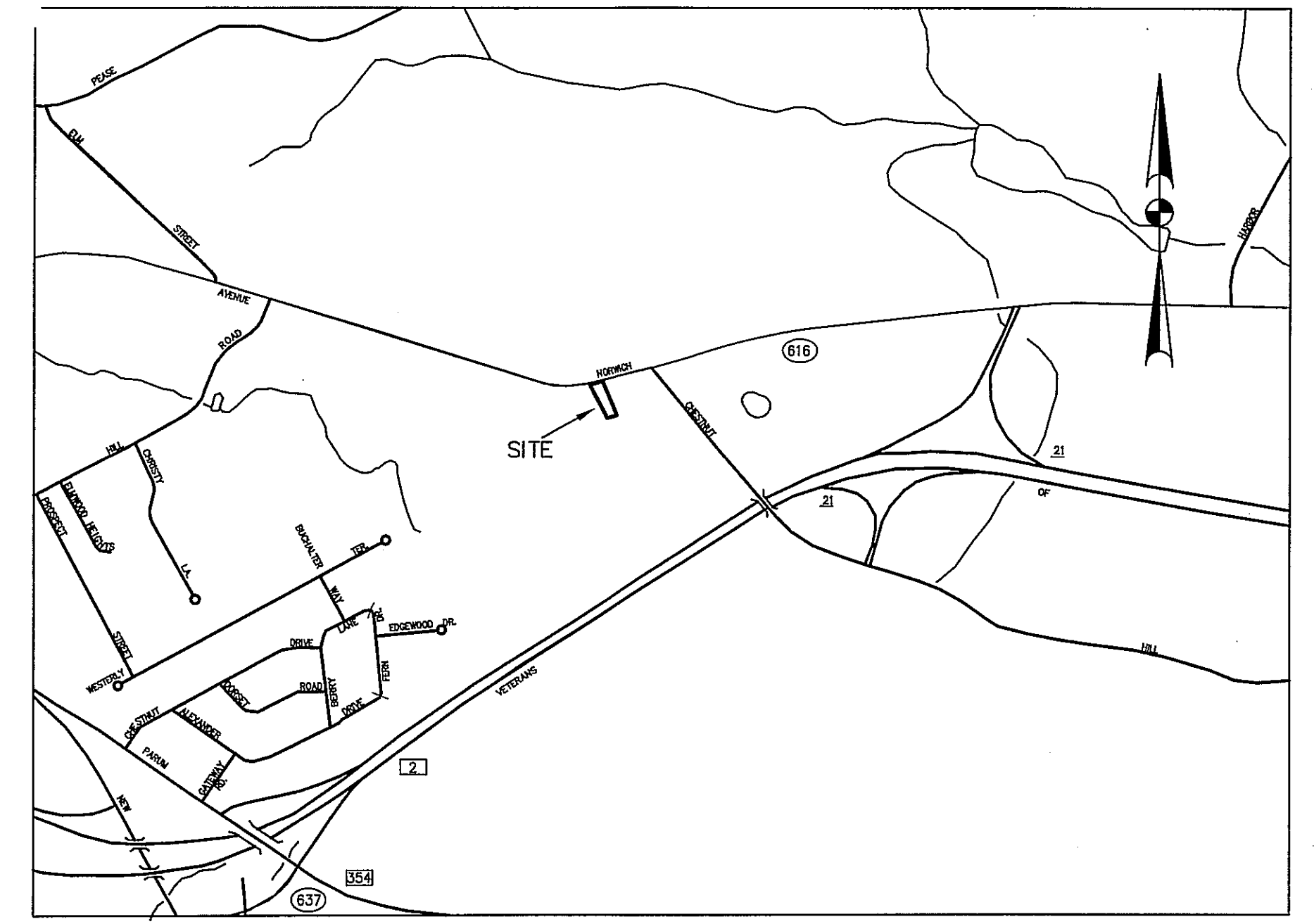
N/F  
PETER J. CARLI  
VOL, 761 PG. 133

N/F  
CARL M. REGUIN  
VOL, 1063 PG. 116



**LEGEND**

	Property Line
	Highway Line
	Fence Line
	Edge Of Pavement
	Utility Pole
	Water Valve
	Iron Pin Found
	Elev. Contour
	Spot Elev.



LOCATION MAP - NOT TO SCALE

**NOTES**

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON AN IMPROVEMENT LOCATION SURVEY - ZONING, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW PROPERTY BOUNDARY, BUILDING LOCATION AND PROPOSED ADDITION AND UTILITY IMPROVEMENTS.
2. PROPERTY SHOWN AS LOT #11 ON TOWN OF COLCHESTER ASSESSOR'S MAP #4W-01 AND DESCRIBED IN VOL. 827 PAGE 101 OF THE TOWN OF COLCHESTER LAND RECORDS.

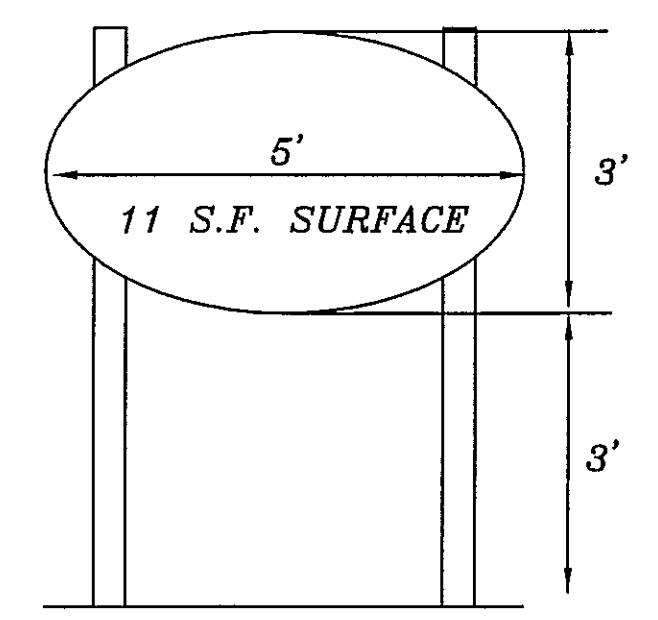
**MAP REFERENCE**

1. SUBDIVISION PLAN - CHESTNUT HOLLOW, CHESTNUT HILL ROAD, COLCHESTER CONNECTICUT PREPARED FOR PETER CARL BY FLYNN & CYR LAND SURVEYING SCALE 1" = 50' 1-30-03 #2155
2. GEOMETRY PLAN PREPARED FOR COUNTRY PLACE OF COLCHESTER LIMITED PARTNERSHIP CHESTNUT HILL ROAD & NORWICH AVENUE SCALE 1" = 100' REV. 2-4-93 BY CENTROPLEX #1086
3. SURVEY PROPERTY OF & PREPARED FOR RONALD JONES, 582 NORWICH AVENUE A.K.A. ROUTE 2 COLCHESTER, CONNECTICUT SCALE 1" = 40' - JUNE 11, 2002 BY DUTCH & ASSOCIATES
4. SITE PLAN PROPERTY OF & PREPARED FOR CARL M. REGUIN, NORWICH AVENUE A.K.A. CONN ROUTE No 2 COLCHESTER, CONNECTICUT SCALE 1" = 20' - AUG. 10, 2008 BY DUTCH & ASSOCIATES
5. PROPERTY BOUNDARY SURVEY 574 NORWICH AVENUE COLCHESTER, CONNECTICUT PROPERTY OF CARL REGUIN SCALE 1" = 20' - NOV. 06, 2010 BY CHRISTOPHER J. CHARLAND L.L.S.
6. MUNICIPAL WATER AND SEWER LOCATED BY SURVEY FROM EXISTING PAINT MARKS BY THE TOWN OF COLCHESTER PUBLIC WORKS DEPT.

**PARKING REQUIREMENTS**

RETAIL, PERSONAL SERVICES	SECTION 10.0
2 SPACES PER 1,000 S.F.	
* PROPOSED S.F.	2,280 S.F.
SPACES PROVIDED	4 STANDARD , 1 H.C.

\* ENCLUDES GREENHOUSE AREA

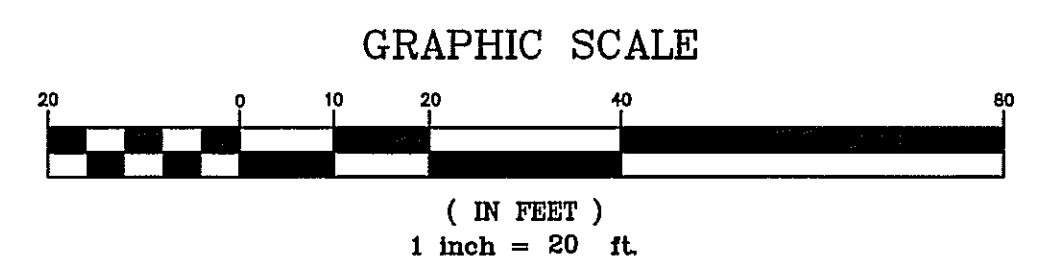


SIGN DETAIL N.T.S.

**ZONING COMPLIANCE CHART**

SUBURBAN (SU)	SECTION 4.4	EXISTING
FRONTAGE	125'	200'
FRONT YARD	50'	50'
SIDE YARD	20'	20'
REAR YARD	20'	20'
AREA	40,000 S.F.	33,427.9 S.F.
BLDG. COVERAGE	20%	* 12.6%

\* INCLUDES PROPOSED ADDITION

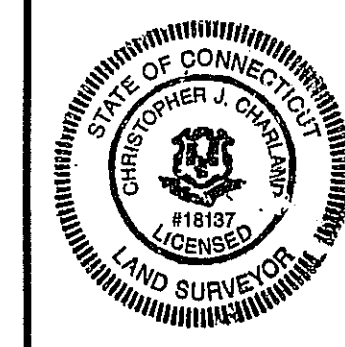


DATE	02-20-2020
REV. DATE	03-09-2020
DRAWN:	CJC
CHECKED:	CJC
SCALE:	1"=20'
PROJ. NO:	20-010
FIELD BK:	10-01
SHEET	1 OF 2

IMPROVEMENT LOCATION SURVEY - ZONING  
582 NORWICH AVENUE  
COLCHESTER, CONNECTICUT

PROPERTY OF  
CARL M. REGUIN

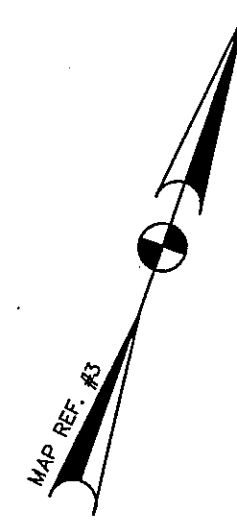
CHRISTOPHER J. CHARLAND  
LAND SURVEYOR  
8 SEEBECK ROAD  
EAST LYME, CONNECTICUT 06333  
860-739-7213 860-912-0891 cell



To my knowledge and belief, this map is substantially correct as noted hereon.

*Christopher J. Charland*

CHRISTOPHER J. CHARLAND L.L.S No. 18137  
Not valid unless embossed seal affixed hereon

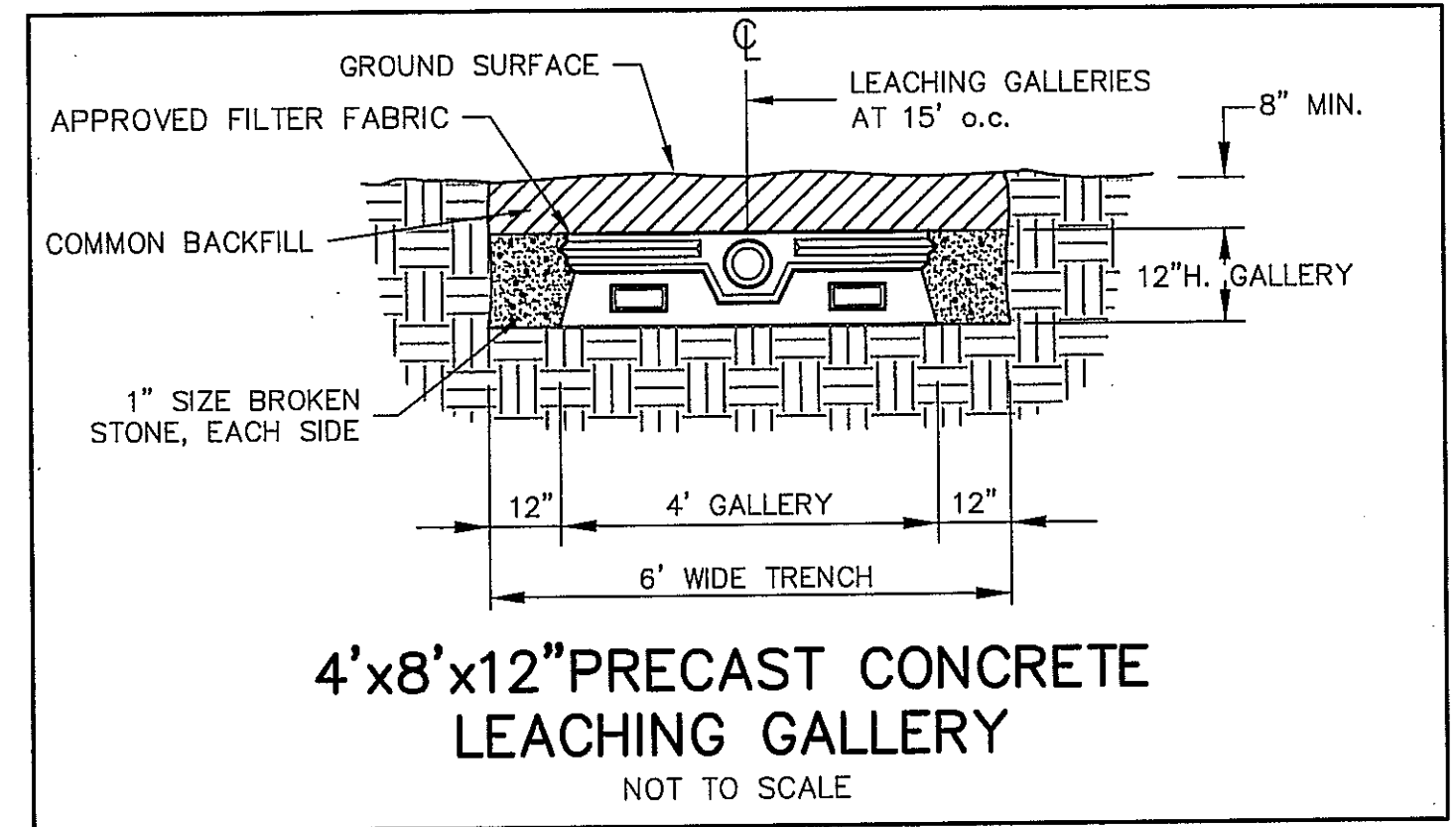


SITE

NORWICH AVENUE

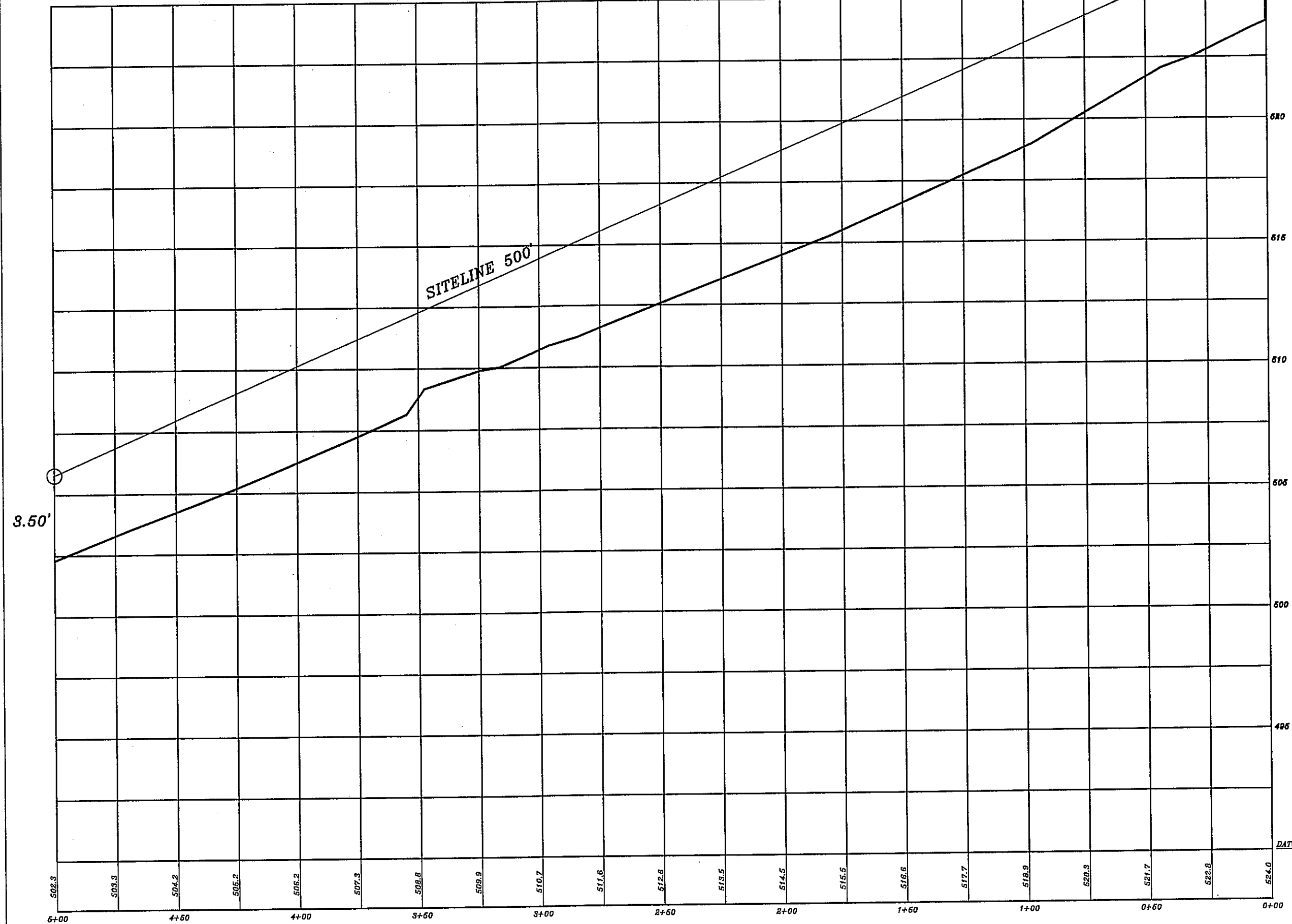
SITELINE 500'

SITELINE 500'



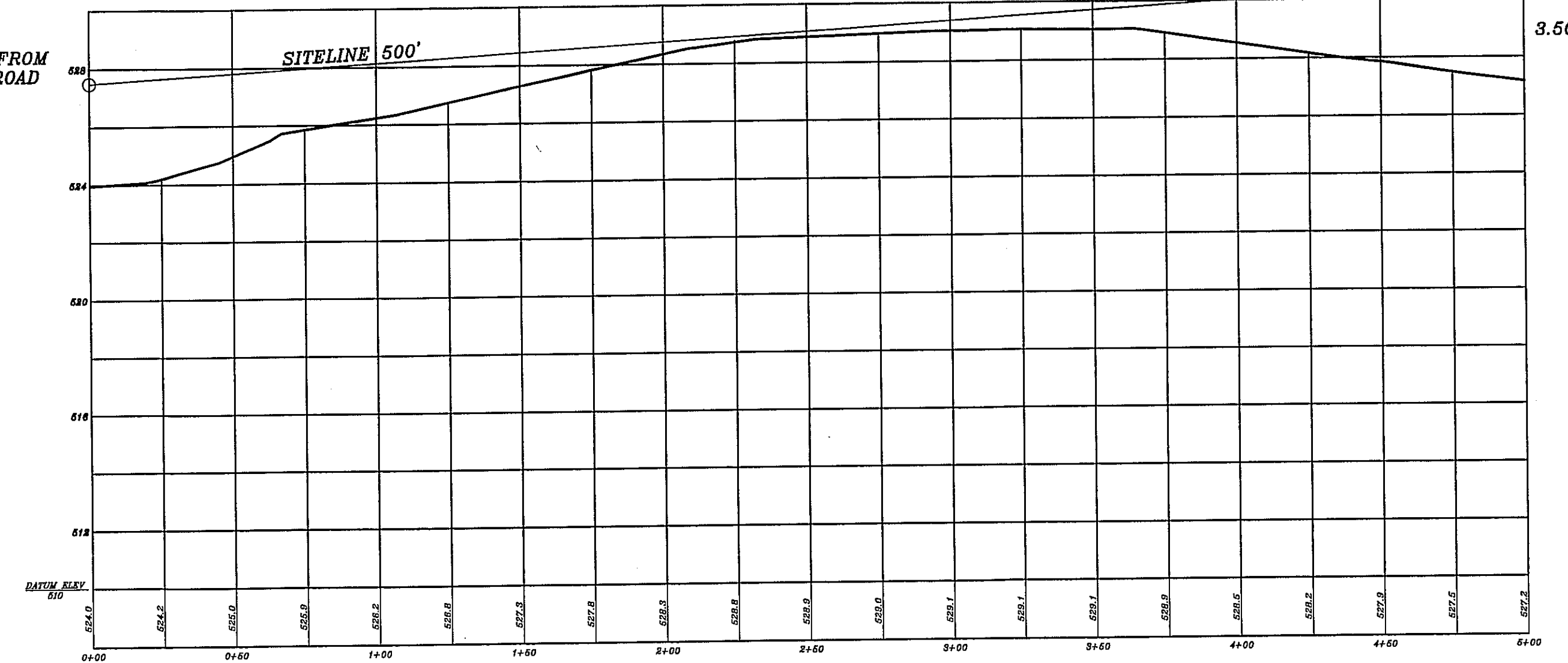
SITELINE LOOKING WEST

10' BACK FROM  
EDGE OF ROAD  
3.50 HIGH



SITELINE LOOKING EAST

10' BACK FROM  
EDGE OF ROAD  
3.50 HIGH



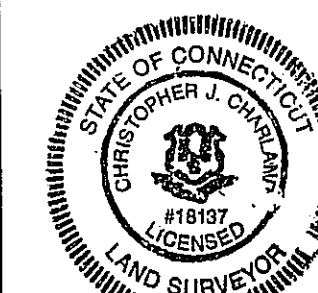
HORT. SCALE 1" = 40'  
VERT. SCALE 1" = 4'

DATE	02-20-2020
REV. DATE	03-09-2020
DRAWN:	CJC
CHECKED:	CJC
SCALE:	1"=20'
PROJ. NO:	20-010
FIELD BK:	10-001
SHEET	2 OF 2

IMPROVEMENT LOCATION SURVEY- ZONING  
582 NORWICH AVENUE  
COLCHESTER, CONNECTICUT

PROPERTY OF  
CARL M. REGUIN

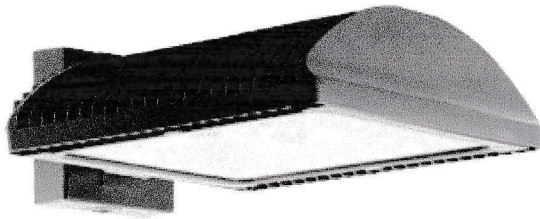
CHRISTOPHER J. CHARLAND  
LAND SURVEYOR  
8 SEEBECK ROAD  
EAST LYME, CONNECTICUT 06333  
860-739-7213 860-912-0891 cell



To my knowledge and belief, this map is substantially correct as noted hereon.

*Christopher J. Charland*  
CHRISTOPHER J. CHARLAND L.L.S. No. 18137  
Not valid unless embossed seal affixed hereon.





Color: Bronze

Weight: 34.8 lbs

Project:

STORE

Type:

WALL MOUNT

Prepared By:

CANL

Date:

3/29/20

**Driver Info**

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.60W

**LED Info**

Watts	50W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	6,500
Efficacy	119 LPW

**Technical Specifications**

**Other**

**WPLED3T50 with Bi-Level Operation:**

Allows 50% and 100% output modes

**Patents:**

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

**Equivalency:**

Replaces 200W Metal Halide

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Listings**

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PV5VJ9UQ

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**LED Characteristics**

**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**LEDs:**

Multi-chip, high-output, long-life LEDs

**Color Consistency:**

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Construction**

**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side

**IP Rating:**

Ingress Protection rating of IP66 for dust and water

**Ambient Temperature:**

Suitable For use in 40°C (104°F)

**Cold Weather Starting:**

Minimum starting temperature is -40°C (-40°F)

**Thermal Management:**

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

**Housing:**

Die-cast aluminum housing, lens frame and mounting arm

**Mounting:**

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

These will be 10' off the ground

TO: Colchester Planning and Zoning Commission  
 FROM: Daphne Schaub, Assistant Planner & Zoning Enforcement Officer  
 DATE: April 16, 2020  
 CC: Carl M. Reguin

RE: Site Plan Application No. 2020-07, 582 Norwich Avenue (Map 4W-01/Lot 013-000), Carl M. Reguin (Owner/Applicant), for a Site Plan Modification of an Existing Legal Non-Conforming Mixed Use Commercial/Retail Sales and Residential parcel in the SU Zone.

This application is for an existing legal non-conforming use in the Suburban Use District. The site has historically been a mixed use residential and commercial/retail greenhouse and gift shop. The proposal includes the continuation of the residential two-family home and reconstruction of a 20' x 42' greenhouse with an addition of 40' x 26' to the existing gift shop. Five parking spaces including one handicap space, with appropriate access and lighting have been proposed. The driveway, parking and loading areas will be of processed gravel. The proposed sign gross area and location are compliant with the sign regulations. Required landscaping will be retained and enhanced with additional plantings to provide necessary buffers from adjacent residential uses. Two 4' x 8' x 12' leaching galleries are proposed to handle both the roof runoff and the floor drains in the greenhouse.

The use shall emit no offensive odors perceptible from any property line of the Lot and shall emit no obnoxious, toxic, or corrosive fumes or gases. There will be no hazardous materials, fertilizers, pesticides, or herbicides, all of the indoor or consumption plants will be organically grown.

<b>BULK REQUIREMENTS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Minimum Lot Area	40,000SF	33,427 SF*
Minimum Frontage	175'	200'
Front Yard Setback	50'	50'
Side Yard Setback	20'	20'
Rear Yard Setback	20'	20'
Maximum Building Height	35'	<35'
Maximum Impervious Coverage	20%	12.6%

\* Existing

The outside display area for merchandise including pallets of much, planting soil, etc. will be located on the west side of the property with existing and additional landscaping. It is not located in the setback areas. There is no impact upon pedestrian access-ways and it will not interfere with parking. The display area will be suitably surfaced with gravel, landscaped and separated from parking and loading areas.

<b>PARKING REQUIREMENT</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Retail/Personal Services	2 Spaces/1000 SF	5 Spaces including 1 ADA Space



**RECOMMENDATION:**

I recommend that the Commission approve this application as it is an existing, legal non-conforming use and the proposed application meets all our regulations.

**SUGGESTED MOTION:**

Move to approve Site Plan Application No. 2020-07, 582 Norwich Avenue, Carl M. Reguin (Owner/Applicant), Map 05-10/Lot 024-000, for a Modification of an existing, Residential and Commercial/Retail Sales mixed-use, in the SU Zone.

With the following **modification(s)** in staff memoranda from:

1. Town Engineer Salvatore Tassone P.E. – Town Engineer dated April 2, 2020 to Colchester Planning & Zoning Commission and;
2. James Paggioli, Director of Public Works-Colchester Sewer and Water Department dated March 13, 2020 to Colchester Planning and Zoning Commission.

And with the following **conditions**:

1. State DOT approval and encroachment permits;
2. A pre-construction meeting must be held before commencement of construction;
3. The proposed landscaping must be installed prior to the Certificate of Occupancy;
4. A Two-Year Landscaping Bond shall be established for any new landscaping planted;
5. A sign permit will be required for the new development; and
6. An E&S Bond satisfactory to the Town Engineer must be in place prior to the pre-construction meeting.

**Reasons** for the approval are that it is a legal non-conforming use in existence prior to the adoption of the Zoning Regulations, staff review comments and concerns have been substantially addressed, and the proposed application meets all our regulations.