

Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, January 18, 2023

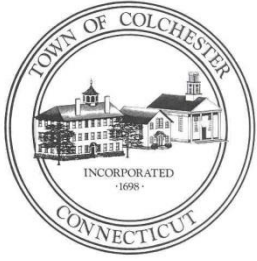
7:00 pm – Town Hall, Room 1

SPECIAL Meeting

AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. December 7, 2022 and December 21, 2022
4. Public Hearings
5. Five Minute Session for the Public
6. Pending Applications
7. New Applications
8. Preliminary Reviews
9. Old Business
 - a. Set effective dates for Regulation Amendments 2022-011 and 2022-014 to February 1, 2023
10. New Business
11. Planning Issues and Discussions
 - a. Introduction of new Planning Director
 - b. Discussion of Land Development (Zoning) Regulations – Incorporation of text amendments with effective dates 10/2/2015 through 2/1/2023 into master document
12. Correspondence
13. Adjournment

RECEIVED
COLCHESTER, CT
2023 JAN 13 PM 12:59
Gayle Furman
GAYLE FURMAN
TOWN CLERK



Town of Colchester, CT

Planning & Zoning Department

127 Norwich Avenue, Colchester, Connecticut 06415

January 5, 2023

Re: Amendments to Planning & Zoning Commission minutes from the regular meeting on December 7, 2022

Agenda item #4a.) Motion to close public hearing for Regulation Amendment 2022-011 by B. Hayn. 2nd by M. Kehoegreen. Vote was unanimous, motion carried.

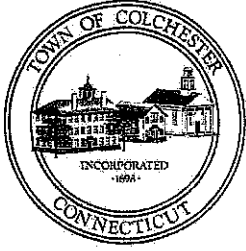
Agenda item #4b.) Motion to close public hearing for Regulation Amendment 2022-014 by M. Kehoegreen, 2nd by B. Hayn. Vote was unanimous, motion carried.

Agenda item #9a.) Motion by B. Hayn to approve Regulation Amendment 2022-011 CMMD, LLC as submitted. 2nd by M. Kehoegreen. Vote was unanimous, motion carried.

Agenda item #9b.) Motion by S. Smith to approve Regulation Amendment 2022-014 Town of Colchester. 2nd by M. Kehoegreen. Vote was unanimous, motion carried.

Agenda item #11.) Planning Issues and Discussion: Members discussed the new Planning Director starting on January 3, 2023, a possible system to communicate attendance by commission members at upcoming meetings, and the new ZEO ticketing system for zoning violations.

Agenda item #13.) Motion to adjourn by B. Hayn. 2nd by M. Kehoegreen. Vote was unanimous, meeting adjourned at 8:05 pm.



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

2022 DEC -9 PM 5:02
Wednesday, December 7, 2022

GAYLE FURMAN
TOWN CLERK

7:00 pm – Town Hall, Room 1

Regular Meeting

MINUTES

Members Present: Vice Chairman J. Novak, B. Hayn, M. Kehogreen, S. Smith,

Also Present: A. Lago, ZEO, and applicants

1. **Call to Order** – Chairman Novak, called the meeting to order at 7:05 pm
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - a. November 9, 2022 – Motion by B. Hayn to approve minutes as written. 2nd by M. Kehogreen **Vote was unanimous, motion carried.**
4. **Public Hearings**
 - a. CMMD, LLC – Regulation Amendment 2022-011, adding large scale technology to the LSIA Floating Zone – Vice Chairman Novak opened the public hearing and asked if anyone in attendance had any concerns about commissioners seated. Hearing none, he asked the applicant to speak on the application. Attorney Harry Heller, Uncasville, CT, appeared on behalf of the applicant CMMD, LLC. He discussed the intention of the application for the text amendment to allow data processing technology buildings in the LSIA Floating Zone to become the LSIAT. Upon passing, there will be an application submitted to construct large scale data processing facilities on the site to be powered by a fuel cell. The changes also increase the maximum building height to 50'. Attorney Heller stated the use is consistent with the economic development goals laid out in the town's Plan of Conservation and Development. Vice Chairman Novak then asked if anyone else in the audience would like to speak in favor of the application. Hearing none, he asked if anyone would like to speak in opposition to the application. Hearing none, the Vice Chairman stated the public hearing would be closed. Members also discussed recommendation letter received from the Regional Council of Governments advised the zone may not be the best suitable for large scale operations and would recommend 1,000-foot buffers be used if approved. Buffer was discussed and consider by members. Members expressed the recommended buffer distance to extensive and that proper noise ordinance requirements could be met at the 500-foot radius setbacks. Motion by J. Novak to close public hearing, 2nd by M. Kehogreen. **Vote was unanimous, motion carried.**
 - b. Town of Colchester – Regulation Amendment 2022-014, adopting adult-use cannabis regulations – Vice Chairman Novak The chairman asked if any members in the audience wished to speak in favor of the application, hearing none, he asked if anyone wanted to speak in opposition. Hearing none, the Chairman stated the public hearing would be closed and stated that there were no further concerns with cannabis from the Regional Council of Governments about the text changes. Motion by J. Novak to close the public hearing. 2nd by S. Smith. **Vote was unanimous, motion carried.**

5. Five Minute Session for the Public – None

6. Pending Applications

- a. Brian & H. Jean Smith – 12 & 24 Broadway St – Site Plan 2022-013 to construct banquet hall. **No Action due to number of members present, with S. Smith recusing herself as she is also an applicant.**

7. New Applications

8. Preliminary Reviews

9. Old Business

a. CMMD, LLC – Regulation Amendment 2022-011 Members discussed recommendation letter received from the Regional Council of Governments advising the zone may not be the best suitable for large scale operations and would recommend 1,000-foot buffers be used if approved. Buffer was discussed and considered by members. Members felt the recommended buffer distance is too extensive and that proper noise ordinance requirements could be met at the 500-foot radius setbacks. Members asked Attorney Heller if he could speak to sound levels of fuel cell structures involved in this project and Attorney Heller replied that the State of CT imposed sound decibel standards are met in the proposed plan. A Motion by J. Novak was made to leave current recommended buffer distances at 500-foot radius, 2nd by M. Kehoegreen. **Vote was unanimous, motion carried.** Motion by J. Novak to approve. 2nd by M. Kehoegreen. **Vote was unanimous, motion carried.**

b. Town of Colchester – Regulation Amendment 2022-014, No additional discussion. Motion by S. Smith to approve, 2nd by B. Hayn. **Vote was unanimous, motion carried.**

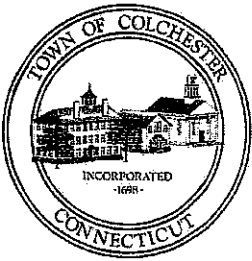
10. New Business - None

11. Planning Issues and Discussions – None

12. Correspondence – None

13. Adjournment – Motion by J. Novak to adjourn. 2nd by B. Hayn. **Vote was unanimous, motion carried.**

Respectfully submitted by, A. Lago, Asst Planner/ZEO



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, December 21, 2022

7:00 pm – Town Hall, Room 1

Regular Meeting

MINUTES

RECEIVED
COLCHESTER, CT
2023 JAN -5 AM 11:44
Gayle Furman
TOWN CLERK

Members Present: Chairman J. Mathieu, B. Hayn, S. Smith, M. Noniewicz, M. Kehogreen, S. Nadeau, Vice Chair J. Novak

Also Present: A. Lago, ZEO, and applicants

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 pm
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**
 - a. December 7, 2022 – A number of edits are needed to the minutes submitted for the previous meeting. Tabled until corrections are available.
4. **Public Hearings** – None
5. **Five Minute Session for the Public** – None
6. **Pending Applications**
 - a. Brian & H. Jean Smith – 12 & 24 Broadway St – Site Plan 2022-013 to construct banquet hall. – S. Smith recused herself from the discussion, as she is also an applicant. Kevin Grindle with Barton & Loguidice presented a brief overview of the application including some revisions made to parking and lighting. Members discussed the uncommon situation of having two parcels involved in one application. The applicant stated each parcel could be used individually for the intended purpose, but the application includes improvements to 12 Broadway that are for the benefit of 24 Broadway. Motion my M. Noniewicz to approve Site Plan application 2022-013 with plans revised to 11/22/22 with the condition that once site lighting is determined, a photometric review would be conducted by staff. 2nd by M. Kehogreen. **Vote was unanimous, motion carried.**
7. **New Applications** - None
8. **Preliminary Reviews** - None
9. **Old Business** - None
10. **New Business** – None
11. **Planning Issues and Discussions** – Members discussed the previously approved LSIAT regulation amendment, the denial of the application from Gano's Power Equipment, the new ZEO zoning enforcement

ticketing system being developed and a possible attendance system to be communicated with commission members, staff and applicants regarding upcoming PZC meetings.

12. Correspondence - None

13. Adjournment – Motion to adjourn by M. Noniewicz. 2nd by B. Hayn. ***Vote was unanimous, meeting adjourned at 7:58 pm.***

Respectfully submitted by, S. Kilgus, Land Use Assistant