

Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, March 15, 2023

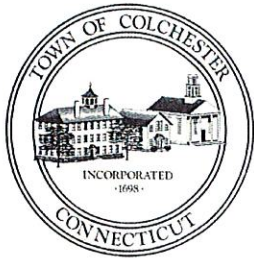
7:00 pm – Town Hall, Room 1

Regular Meeting

AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. March 1, 2023
4. Public Hearings - None
5. Five Minute Session for the Public
6. Pending Applications – None
7. New Applications
 - a. **PZC 2023-004** of David D. Damato (Applicant/Owner) – Site Plan Review for proposed 600 square foot accessory building to existing single-family residential use at 115 Mill Hill Road (Assessor's ID 05-10/011-001) Zoning District: Rural Use (RU)
 - b. **PZC 2023-005** of Mary J. McDonald (Applicant) and Gingerfield Associates (Mary J. McDonald & Fred J. Criscuolo, Owners) Zone Change from Future Development (FD) to Rural Use (RU) for 90± acres of land located on Chestnut Hill Road (Assessor's ID 4E-05-004-011) Zoning District: Future Development (FD)
8. Preliminary Reviews – None
9. Old Business
 - a. **PZC 2023-002** of the Colchester Planning & Zoning Commission (Applicant) - Proposed Amendments to Sections 3.2, 3.4, 4.2, 5.3.1, 5.7.2, 15.3, and 20.4 of the Land Development (Zoning) Regulations.
10. New Business – None
11. Planning Issues and Discussions
 - a. Zoning Enforcement Officer Status Report
12. Correspondence
13. Adjournment

RECEIVED
COLCHESTER, CT
2023 MAR 13 PM 1:24
Dayle Furman
DAYLE FURMAN
TOWN CLERK



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, March 1, 2023
7:00 pm – Town Hall, Room 1
Regular Meeting
MINUTES

RECEIVED
COLCHESTER, CT
2023 MAR -2 PM 1:32
Gayle Furman
TOWN CLERK

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

Also Present: D. Sorrentino, Planning Director

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:01 pm
2. **Additions or Deletions to the Agenda** – Motion by M. Noniewicz to add agenda item # 7c PZC 2023-003 ARK Station LLC Special Permit and Site Plan for 200 Lebanon Ave. 2nd by B. Hayn. Vote was unanimous, motion carried.
3. **Minutes of Previous Meeting**
 - a. February 15, 2023 – Motion by B. Hayn to approve minutes as written. 2nd by M. Noniewicz. Motion carried 6-0 with M. Kehoegreen abstaining.
 - b. Amendment to minutes of December 7, 2022 to reflect the approval of the November 2, 2022 minutes instead of November 9, 2022 as written. Motion by M. Noniewicz, 2nd by B. Hayn. Vote was unanimous, motion carried.
4. **Public Hearings** - None
5. **Five Minute Session for the Public** – Two citizens were in attendance in response to an abutters notice sent to them in error regarding an adult-use cannabis retail special permit application at 493 Westchester Rd. The applicant sent out incorrect information. Upon acceptance of the application at the meeting, the public hearing for this application will be held on April 5th. The citizens were advised they will be receiving a revised notice and they should come back when the hearing is held.
6. **Pending Applications** – None
7. **New Applications** – Members and the Planning Director discussed the process for the commission to accept applications and schedule public hearings.
 - a. **PZC 2023-001** of HWY 95, LLC (Applicant) and Tri Town Plaza, LLC (Owner) - Special Permit Application for proposed Adult-Use Cannabis Retail in existing multi-tenant retail plaza at 493 Westchester Road (Assessor's ID 03-17/013-000). Zoning District: Westchester Village (WV) – application was accepted by the commission.
 - b. **PZC 2023-002** of the Colchester Planning & Zoning Commission (Applicant) - Proposed Amendments to several sections of the Land Development (Zoning) Regulations – Members discussed the proposed changes to the regulations, including permitted uses in the Town Center, Rural Use and Westchester Village Districts. Accessory buildings and uses were discussed including building size and footprint of the main dwelling. The definitions section was also discussed. Application was accepted by the commission.

- c. **PZC 2023-003** – of ARK Distillery, LLC (Applicant) and ARK Station, LLC (Owner) – Special Permit Application for proposed distillery at 200 Lebanon Avenue (Assessor's IS 22-00/039-000). Zoning District: Town Center (TC) – application was accepted by the commission.

8. Preliminary Reviews – None

9. Old Business - None

10. New Business – None

11. Planning Issues and Discussions

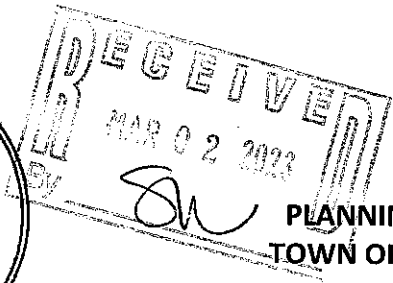
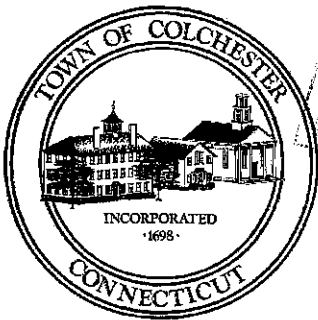
- a. Zoning Enforcement Officer Status Report - None

12. Correspondence

- a. Letter from Pullman & Comley Re: Solar Energy Project 524 New London Road

13. Adjournment – Motion by B. Hayn to adjourn, 2nd by M. Noniewicz. Vote was unanimous, meeting adjourned at 8:18 pm.

Respectfully Submitted by: Stacey Kilgus, Land Use Assistant.



P&ZC Application No. PZC 2023-004

PLANNING & ZONING COMMISSION
TOWN OF COLCHESTER, CONNECTICUT

APPLICATION FOR SITE PLAN APPROVAL

This application form, applicable fee(s), five (5) sets of plans, a detailed Statement of Use and all required supporting documentation shall be submitted to the Planning & Zoning Commission Office no later than noon (12:00P) on the Monday before the next regularly scheduled meeting (the first and third Wednesday of the month excepting Holiday periods). Public Hearing is not required but may be held at the discretion of the Commission.

NAME OF APPLICANT: DAVID B. DAMATO
(Please Print)

MAILING ADDRESS: 115 MILL HILL RD. COLCHESTER, CT 06415

EMAIL ADDRESS: DDAMATO@AOL.COM TELEPHONE: 860 608-1000

OWNER OF RECORD: DAVID B. DAMATO
(Please Print)

MAILING ADDRESS: 115 MILL HILL RD, COLCHESTER, CT 06415

STREET ADDRESS OF SUBJECT PROPERTY: 115 MILL HILL RD COLCHESTER, CT 06415

ASSESSOR'S MAP 05-10 LOT LOT 11-1 ZONING DISTRICT RV

IS THIS PROPERTY WHOLLY OR PARTIALLY LOCATED IN ANY OF THE FOLLOWING (Check all that apply):

- AQUIFER PROTECTION AREA (APA) AQUIFER PROTECTION ZONE (APZ)
- HISTORIC DISTRICT (HD) HISTORIC PROTECTION OVERLAY ZONE (HPOZ)

EXISTING USE(S): RESIDENTIAL

PROPOSED USE(S): STORAGE NON BUSINESS USE

APPLICABLE REGULATION SECTION(S): _____

ENGINEER/SURVEYOR: _____ TELEPHONE: _____

MAILING ADDRESS: _____

CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED:

NAME: DAVID B. DAMATO
(Please Print) (Firm Name, if Applicable)

MAILING ADDRESS: 115 MILL HILL RD. COLCHESTER, CT

EMAIL ADDRESS: DDAMATO@AOL.COM TELEPHONE: 860 608-1000

David B. Damato 3/2/23
APPLICANT(S) SIGNATURE DATE

David B. Damato 3/2/23
OWNER(S) SIGNATURE DATE

** IF THE APPLICANT IS NOT THE RECORD OWNER, A SIGNED LETTER OF AUTHORIZATION MUST ACCOMPANY THIS APPLICATION **

FOR OFFICIAL USE ONLY BELOW THIS LINE

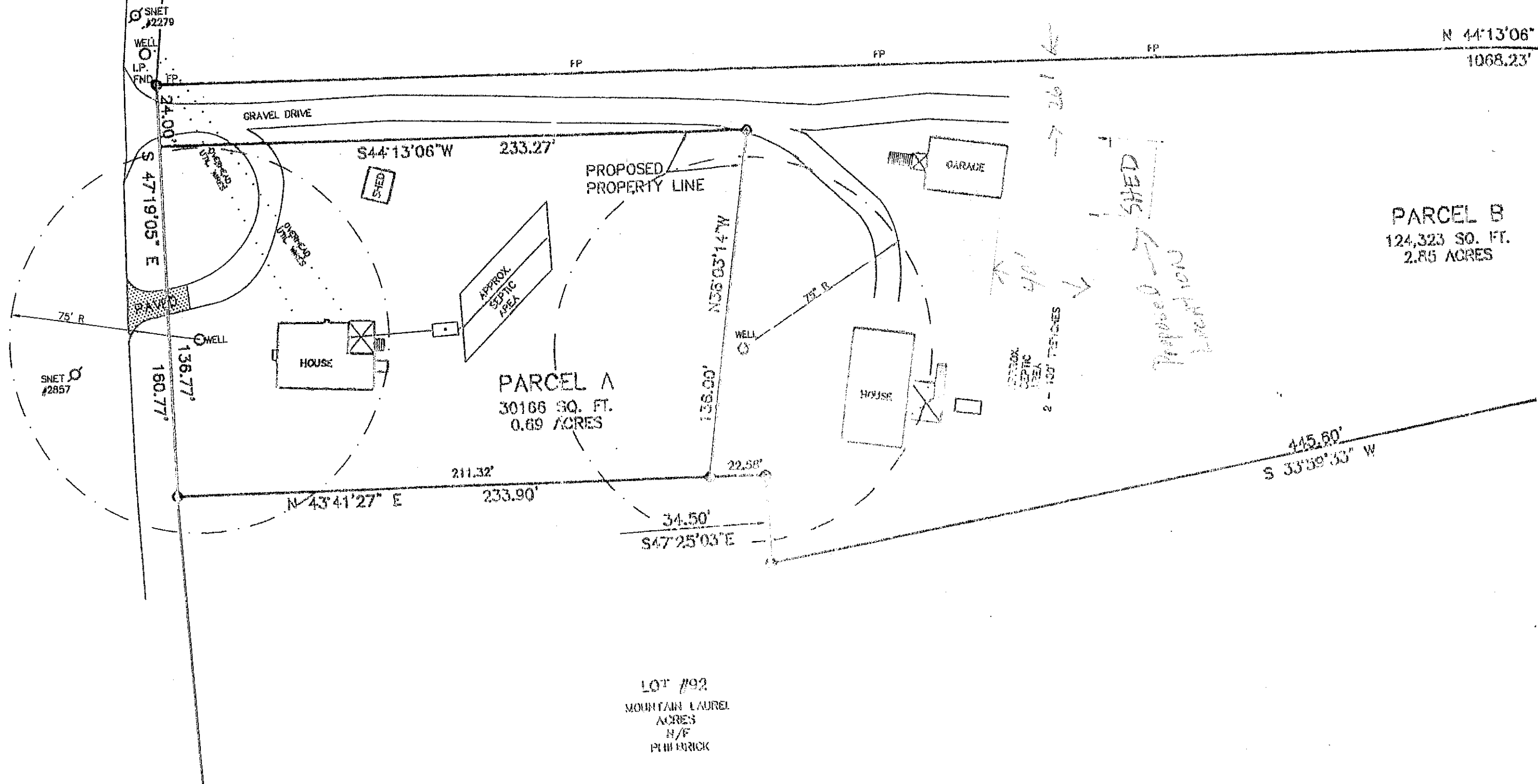
DATE APPLICATION SUBMITTED: 3/2/23 P&ZC FEE PAID: \$ 360- 860 CASH CO. CK# 480 300-

DATE OF RECEIPT BY P&ZC: _____ PUBLIC HEARING START DATE: _____

PUBLIC HEARING END DATE: _____ DATE OF DECISION: _____

NOTICE OF DECISION PUBLISHED: _____ ENGINEERING REVIEW FEES PAID: _____

115 Mill Hill Rd.



TEST HOLE DATA: DUG 08/20/05
 WITNESSED BY S. YENGO SANITARIAN - COLCHESTER

LOT 119-B (REAR LOT)
 1-24" (EXPOSED EXISTING SYSTEM)
 0-8" Top Soil

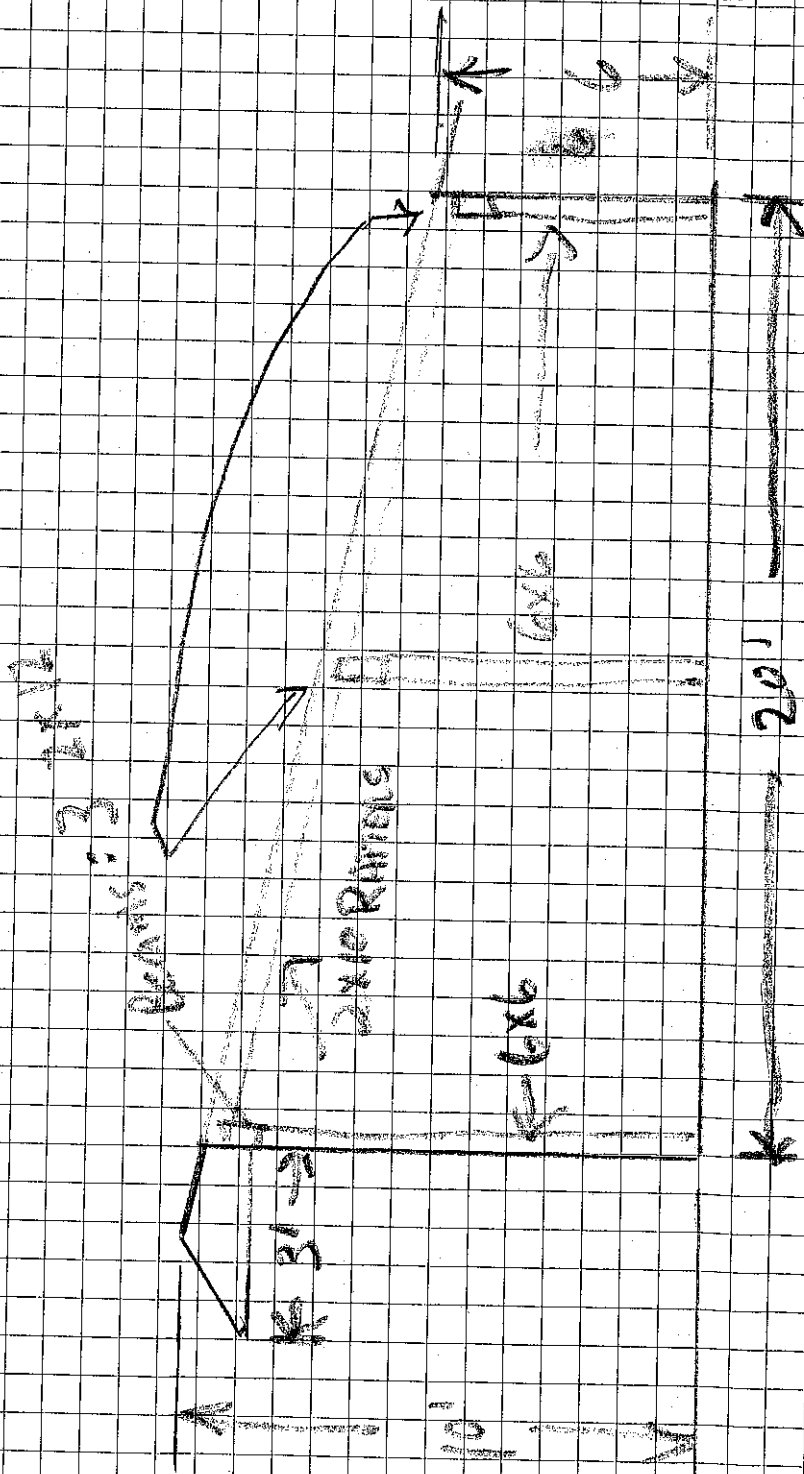
TH 2-88"
 0-10" Top Soil
 10-22" Brown and silty sandy loam

TH 3-88"
 0-9" Top Soil
 9-18" Brown orange silty sandy loam

TH 4-86"
 0-12" Top Soil
 12-25" Brown orange silty sandy loam

115 Mill Hill Rd

1/4" = 1'



6" SLAB

W

4 1/2" CORNER BRACE

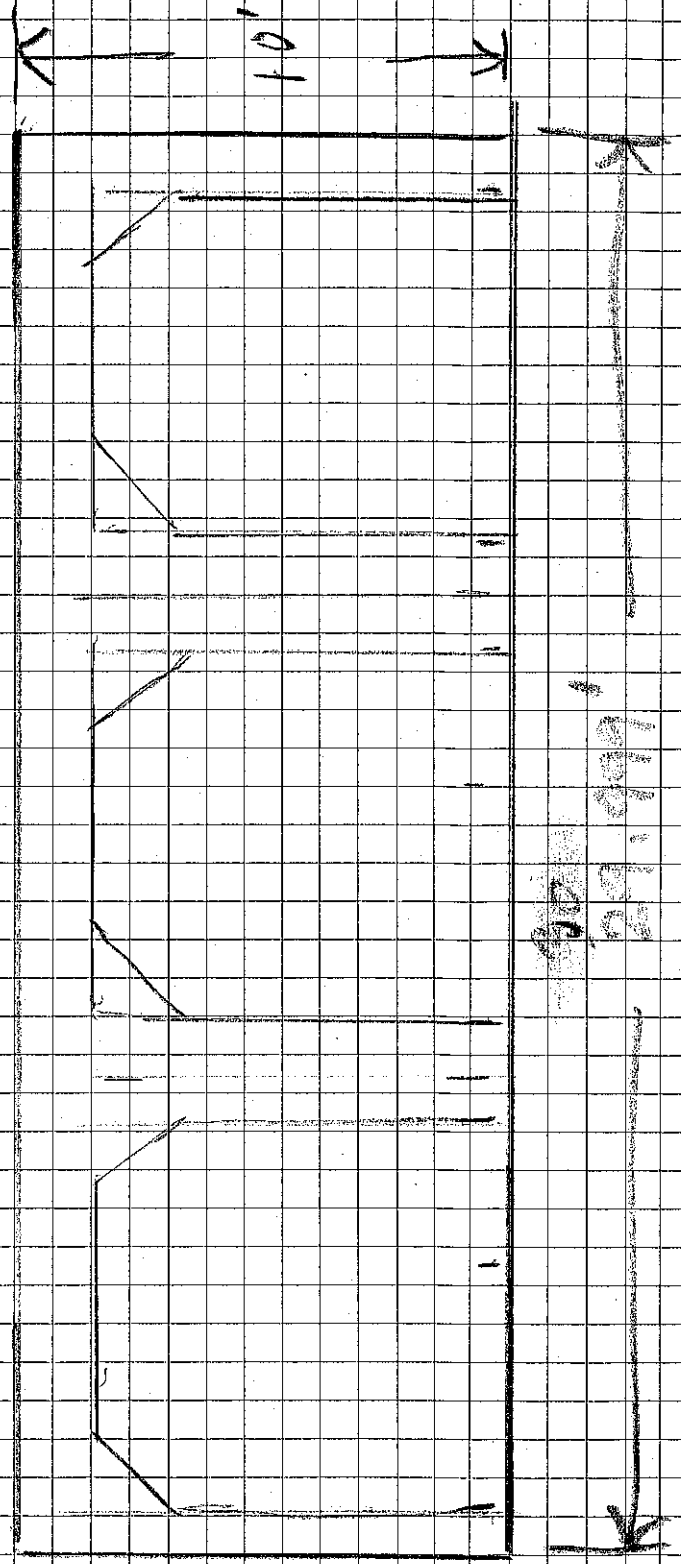
Floor Plan

10'

9.999'

10" CORNER POST





TABLE

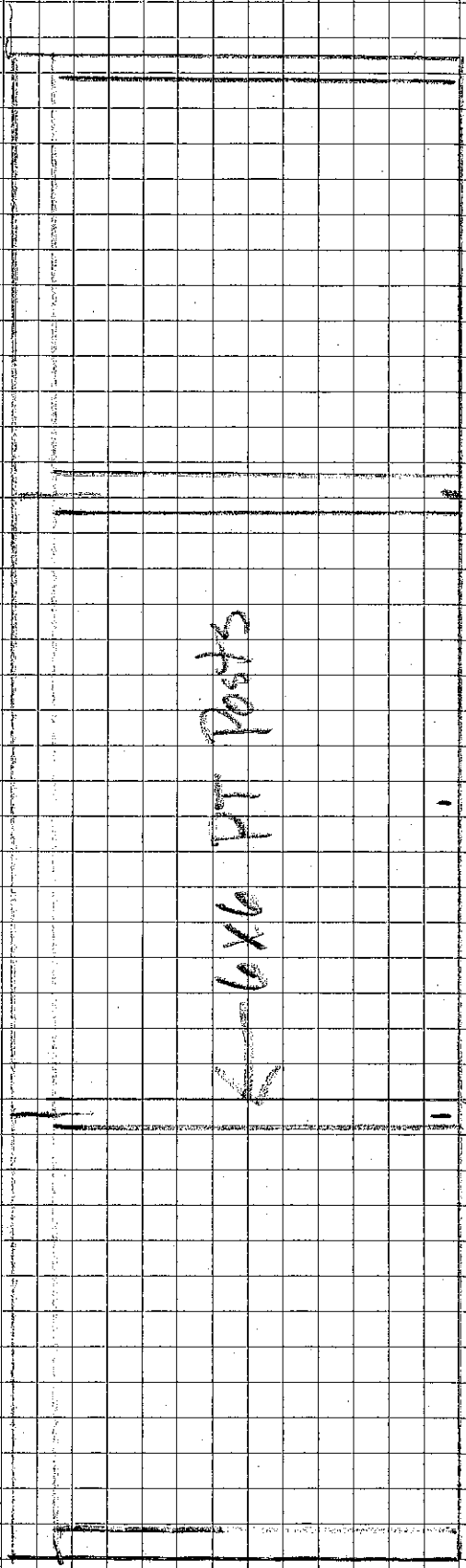
2x12 x 9.999'

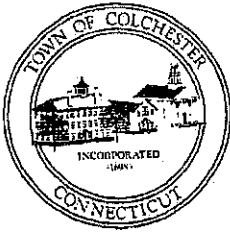
TABLE

2x12 x 10' beam

TABLE

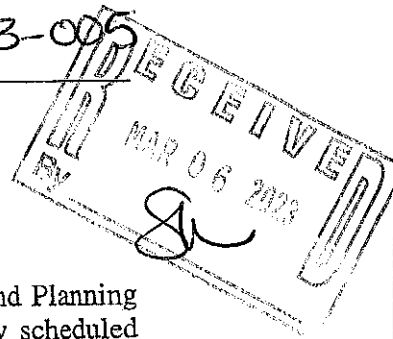
2x12 x 10 beam





APPLICATION NO PLC 2023-005

TOWN OF COLCHESTER, CONNECTICUT
APPLICATION FOR ZONE CHANGE



This application form and five (5) sets of plans shall be submitted to the Zoning and Planning Commission Office no later than noon on the Thursday before the next regularly scheduled meeting, (the first and third Wednesday of the month excepting Holiday periods). The Applicant shall submit a copy of the Assessor's Map showing all properties and zones within 500 feet of the subject property and a list of the names and addresses of the owners of all properties within 500 feet of the subject property.

ZONE CHANGE from FD to R2 requiring a Public Hearing

APPLICANT MARY McDONALD
(Please Print)

MAILING ADDRESS 8 COULT LANE
OLD LYME CT 06371 TELEPHONE 860-227-3812
(City) (State) (Zip)

REASON FOR PROPOSED ZONE CHANGE LAND IS NOT SUITABLY LOCATED FOR COMMERCIAL DEVELOPMENT WITH LIMITED FRONTAGE ON CHESTNUT HILL RD. / LAND IS SITUATED IN AN HISTORICALLY RESIDENTIAL AREA

LOCATION AND DESCRIPTION OF PROPERTY/ PROPERTIES 90.12 ACRES @ CHESTNUT HILL ROAD / UNDEVELOPED, VACANT LAND

ASSESSOR'S MAP (S) 4E-05 LOT (S) 004-011

OWNER OF RECORD (use separate sheet for multiple owners) GINGERFIELD ASSOCIATES
c/o FRED CRISCUOLO (Please Print)

ADDRESS 3013 DIXWELL AVE.
HAMDEN CT 06518 TELEPHONE
(City) (State) (Zip)

Mary McDonald
APPLICANT(S) SIGNATURE

[Signature]
OWNER(S) SIGNATURE
(use separate sheet for multiple owners)

For Official Use:
APPLICATION SUBMITTED _____
PUBLIC HEARING DATE _____

ZPC FEE PAID \$610. pd 3/6/23
CK # 3511

Town of Colchester

Geographic Information System (GIS)



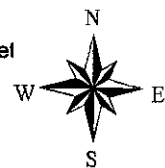
Date Printed: 2/26/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

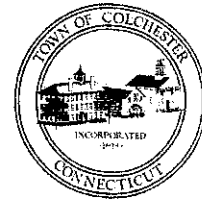
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 1000 feet

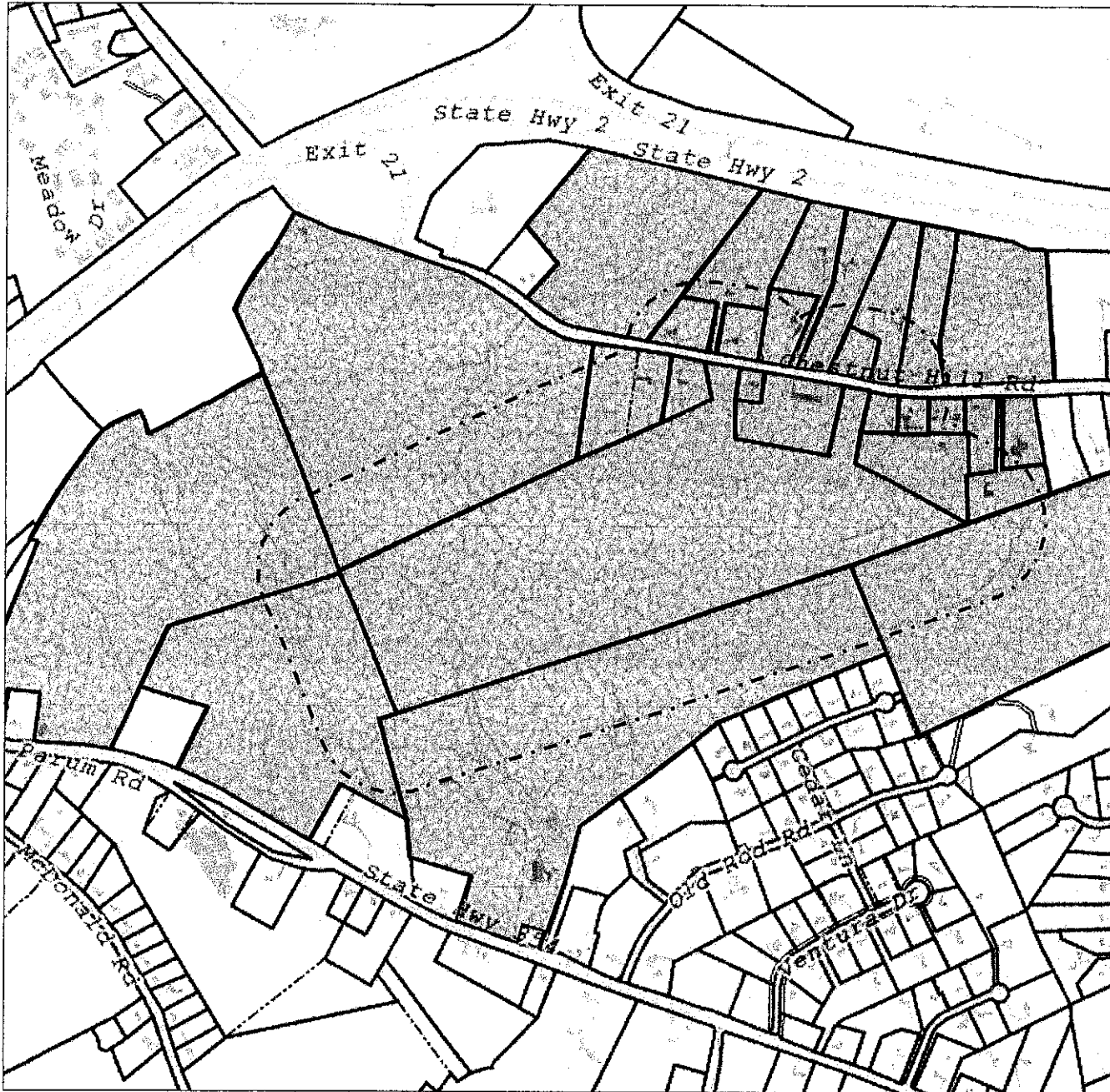


Town of Colchester

Geographic Information System (GIS)



Date Printed: 2/26/2023



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TOWN OF COLCHESTER, CONNECTICUT

Parcel ID	Site Address	Owner Name
4E-05/006-03A	137 CHESTNUT HILL RD	BUTLER AARON S
4E-05/006-002	122 CHESTNUT HILL RD	CLARK THOMAS A + LAURA E
4W-01/006-000	58 CHESTNUT HILL RD	CLARK WALTER J TTEE +
4E-05/006-01A	127 CHESTNUT HILL RD	CANDLER PAMELA
4E-05/004-009	140 CHESTNUT HILL RD	RAPUANO THOMAS M
4E-05/004-007	168 CHESTNUT HILL RD	HUNSCHER BRENDAN SAMUEL + HEATHER ANN
4E-05/004-001	178 CHESTNUT HILL RD	WELLS GINA M +SEAN M
4E-05/004-005	182 CHESTNUT HILL RD	FRITZ MARY A + SCOTT J
4E-05/004-011	CHESTNUT HILL RD	GINGERFIELD ASSOCIATES
4E-05/008-000	163 CHESTNUT HILL RD	GOODEMOTE MARK + JOANN
03-07/22A-000	275 PARUM RD	KITTLE GAIL B
4E-05/006-001	128 CHESTNUT HILL RD	HASTINGS KEVIN B + KATHLEEN K
4E-05/007-000	157 CHESTNUT HILL RD	DIRENZO WILLIAM M +
4E-05/009-000	169 CHESTNUT HILL RD	JOHNSON LANCE M +
4E-05/006-000	CHESTNUT HILL RD	GOLET LEONARD J
4E-05/006-02A	133 CHESTNUT HILL RD	SLAVIN JAMES D + SLAVIN CATHY M
03-07/040-000	PARUM RD	MARVIN CLARENCE
4E-05/004-008	162 CHESTNUT HILL RD	NEGRI NORMA LINDA
4E-05/004-002	186 CHESTNUT HILL RD	RUSSELL DONALD T + RENA E
4E-05/010-000	CHESTNUT HILL RD	SANTANGELO FELICE V + SALVATORE R + MARIO R + ROMEO + MARY A TTEES SANTANGELO LIV TRT
4E-05/006-05A	147 CHESTNUT HILL RD	SCOTT CHARLES B + JANET C
4E-05/004-000	148 CHESTNUT HILL RD	SQUIRE JEROME + SANDRA
4E-05/004-006	172 CHESTNUT HILL RD	SQUIRE JEROME + SONDRRA
4E-05/004-010	CHESTNUT HILL RD	SQUIRE JEROME + SONDRRA
03-07/038-000	363 PARUM RD	DOOCY CYNTHIA A
4E-05/006-06A	151 CHESTNUT HILL RD	FILBERT STEPHANIE + RONDEAU JARED WILLIAM
4E-05/006-04A	143 CHESTNUT HILL RD	SPAULDING ALAN A
4E-05/003-001	CHESTNUT HILL RD	CHESTNUT HILL DEVELOPMENT LLC

Mailing Address	Mailing City	Mailing State	Mailing Zip
137 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
122 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
58 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
127 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
140 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
168 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
178 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
182 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
3013 DIXWELL AVE	HAMDEN	CT	06518- 0000
163 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
261 PARUM RD	COLCHESTER	CT	06415- 0000
128 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
157 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
169 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
24 DAVIDSON RD	MOODUS	CT	06469- 0000
133 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
302 PARUM RD	COLCHESTER	CT	06415- 0000
162 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
186 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
68 HIGHVIEW DR	ROCKY HILL	CT	06067- 0000
147 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
172 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
172 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
172 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
363 PARUM RD	COLCHESTER	CT	06415- 0000
151 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
143 CHESTNUT HILL RD	COLCHESTER	CT	06415- 0000
304 GARDEN CIR	SOUTH WINDSOR	CT	06074- 0000