



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415
PLANNING & ZONING COMMISSION

Wednesday, April 5, 2023
7:00 pm – Town Hall, Room 1
Special Meeting
AGENDA

RECEIVED
COLCHESTER, CT
2023 MAR 31 AM 9:30
Gayle Furman
GAYLE FURMAN
TOWN CLERK

Received for record at Colchester, Conn.
on April 3, 2023 at 9:30 a.m.
Attest, Gayle Furman, Town Clerk

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. Regular Meeting of 3/15/23
4. 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)
 - b. **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 ID 22-00/039-000). Zoning District: Town Center (TC).
 - c. **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.
5. Five Minute Session for the Public
6. Pending Applications –
 - a. **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)
 - b. **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 ID 22-00/039-000). Zoning District: Town Center (TC).
 - c. **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.
7. New Applications
 - a. **PZC 2023-006 of ASW, LLC (Applicant) and Roaring Brook Advisors, LLC, Kathleen B. Fabian, and Patrick M. Shugrue (Owners)** – Zone Change from Future Development (FD) to Suburban Use (SU) for 57± acres of land located on Lake Hayward Road (Assessor's ID 03-09/049-000 - 19±

acres; Assessor's ID 03-09/52B-000 - 18± acres, and Assessor's ID 03-09/52A-000 – 20± acres)
Zoning District: Future Development (FD).

8. Preliminary Reviews –

- a. Hop Culture Farms & Brewing Co., 144 Cato Corner Road – Discussion regarding establishment of regulations for recreational campgrounds in the Rural Use (RU) District.
- b. Anthony Gargano (Gano's Power Equipment), 120 Linwood Avenue – Discussion of possible modifications to approved Site Plan for temporary parking "pull-off" on Linwood Avenue (CT #16).

9. Old Business - None

10. New Business – None

11. Planning Issues and Discussions

- a. Zoning Enforcement Officer Status Report

12. Correspondence

13. Adjournment