

Town of Colchester, CT

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

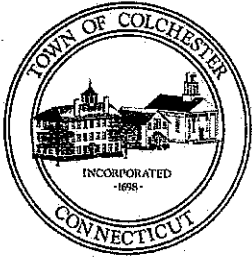
Wednesday, September 7, 2022
7:00 pm – Town Hall, Room 1

Regular Meeting

AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. August 17, 2022 Regular Meeting
4. Public Hearings
 - a. Niantic Bay Group LLC – Wall St near “O Rutka Ln” – Special Permit (2022-007)
 - b. The Commerce Center – owner, 493 Norwich Ave – Zone Change (2022-009)
5. Five Minute Session for the Public
6. Pending Applications
 - a. Niantic Bay Group LLC – Wall St near “O Rutka Ln” – Special Permit (2022-007)
 - b. The Commerce Center – owner, 493 Norwich Ave – Zone Change (2022-009)
7. New Applications
8. Preliminary Reviews
 - a. Connecticut Data Park – Old Amston Rd MBL#06-06/017-000 – Regulation Amendment, LSIA
9. Old Business
10. New Business
11. Planning Issues and Discussions
 - a. Cannabis Moratorium extension - public hearing will be held October 4, 2022
12. Correspondence - attached
13. Adjournment

RECEIVED
COLCHESTER, CT
2022 SEP - 2 PM 12:38
Michelle Flanagan
COMMUNITY PLANNING
DEPARTMENT



Town of Colchester, CT

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

Wednesday, August 17, 2022
7:00 pm – Town Hall, Room 1

Regular Meeting

MINUTES

RECEIVED
COLCHESTER, CT
2022 AUG 19 PM 1:51
Gayle Furrman
TOWN CLERK

Members Present: Vice Chair J. Novak, M. Noniewicz, M. Kehogreen, B. Hayn

Members Absent: S. Smith, J. Mathieu, S. Nadeau

Also Present: A. Lago, ZEO, S. Kilgus, Land Use Assistant, Robert Collins, SLR Consulting and Applicants

1. **Call to Order** – Vice Chair J. Novak called the meeting to order at 7:03 pm.
2. **Additions or Deletions to the Agenda** – Motion by M. Noniewicz to add agenda item #10a, 2nd by B. Hayn. **Vote was unanimous, motion carried.**
3. **Minutes of Previous Meeting** – Motion by M. Kehogreen to approve the minutes with a change reflecting the time M. Noniewicz left the meeting at 9:00 pm. 2nd by M. Noniewicz. **Vote was unanimous, motion carried.**
4. **Public Hearings** – Motion by B. Hayn to renumber 4a and 4b, 2nd by M. Kehogreen. **Vote was unanimous, motion carried.**
 - a. **Niantic Bay Group LLC – Wall St near “O Rutka Ln” – Special Permit 2022-007** Vice Chair Novak continued the public hearing and asked members of the audience if there were any concerns about commission members seated. Hearing none, the Vice Chair asked if anyone wanted to speak in favor of the application. Hearing none, he asked if there was any testimony in opposition to the application.
 - o John Wissler, 220 Wall St stated he feels the retention pond could be dangerous causing children deaths without a fence around it, Aquifer Protection Zone concerns, radon, negative impacts to the town.
 - o Beth Mansfield, 224 Wall St felt the number of houses would create too much traffic and development would hurt wildlife.
 - o Henry Dominick 191 Wall St was concerned about traffic, headlights and is opposed to a stop sign on Wall St.
 - o Steve Schuster 386 Westchester Rd spoke about the desire to keep low crime and to maintain a small town atmosphere. He does not want several more children due to the cost to the town.
 - o Billy Jo Schultz, 47 Gill St spoke about concerns with pedestrians trying to get to the Rec Plex, no sidewalks, traffic and fire department response.
 - o Cynthia Pinnell, 72 Wall St stated there is a lot of speeding on Wall St, large trucks, a cut-through for police vehicles, no sidewalks, curbs or shoulder, the new houses would increase traffic and pollution.
 - o Lillian Atkins, 168 Wall St spoke about traffic concerns, no sidewalks, incline in road.

- John Knapp, 232 Wall St had concerns about the sightline at the entrance to the development, the sightline at Old Hartford Rd and Wall St and the ability of fire vehicles to turn on the proposed new street.
- Steve Bisson, 223 Wall St was opposed to a stop sign on Wall St and had traffic concerns.
- Dolores Tarnowski, 183 Wall St shared photos she took that were also part of the agenda packet. She spoke about concerns with traffic, safety and children getting on the school bus.
- Jessica Tuck, 224 Wall St stated she feels Wall St is dangerous and cannot walk on the street.
- Terrance Dominick, 152 Windham Ave spoke about increased demand on public services including social services, public works and the impacts construction might have on the roadway on Wall St.
- Nina Minella, 121 Lebanon Ave asked for the number of people for versus the number of people against.
- John Wissler spoke again asking about the application timeline and mentioned the retention pond again.

Motion by B. Hayn to continue the public hearing, 2nd by M. Kehoegreen. ***Vote was unanimous, motion carried.***

- b. **Town of Colchester Affordable Housing Plan** – Robert Collins with SLR Consulting gave an overview of the plan and the process used to develop it. Vice Chair Novak opened the public hearing and asked if there were any concerns by members of the audience with commissioners seated. Hearing none, he asked if there was any testimony in favor of the plan. Hearing none, he asked if there was testimony in opposition. Again none was heard. Motion by M. Noniewicz to continue the public hearing, 2nd by B. Hayn. Members discussed whether or not to keep the hearing open. M. Kehoegreen felt there was little public interest in the plan and the public hearing should not have to continue. In agreement, the motion and 2nd were withdrawn. Motion by M. Kehoegreen to close the public hearing, 2nd by B. Hayn. ***Vote was unanimous, motion carried.*** Motion by M. Noniewicz to add agenda item #9b Affordable Housing Plan, 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

5. Five Minute Session for the Public – None

6. Pending Applications – None

7. New Applications

- a. The Commerce Center LLC, owner – 493 Norwich Ave – Central K-9 Dog Sports – Zone Change 2022-009 was accepted by the commission.

8. Preliminary Reviews

- a. ModWash, Karen Hutton – 120 South Main St – did not appear
- b. Motion to add #8b by B. Hayn, 2nd by M. Kehoegreen. ***Vote was unanimous, motion carried.*** Central K-9 Dog Sports. Members discussed permitted uses for 493 Norwich Ave if the Zone Change application is approved for a change from SU to FDD.

9. Old Business

- a. Town of Colchester Hayward Fire Department – Regulation Amendment 2022-008 – Members discussed maintenance of the dry hydrants after installation that would be inspected by the fire department and necessary easements. Motion by M. Noniewicz to approve application 2022-008 Colchester Hayward

Fire Department regulation amendment effective September 20, 2022. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

- b. Town of Colchester Affordable Housing Plan – Motion by M. Kehogreen to approve the AHP as presented. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

10. New Business

- a. Request for extension by Niantic Bay Group LLC 2022-007. Motion to accept request for extension by M. Noniewicz, 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

11. Planning Issues and Discussions

- a. Discussion re: Municipal Regulation of Cannabis Establishments – no discussion/action

12. Correspondence – see agenda packet

13. Adjournment – Motion to adjourn by B. Hayn, 2nd by M. Noniewicz. Meeting adjourned at 8:52 pm.

Respectfully Submitted By: Stacey Kilgus, Land Use Assistant

**TOWN OF COLCHESTER
PLANNING AND ZONING DEPARTMENT**

TO: Planning and Zoning Commission
FROM: Stacey Kilgus, Land Use Assistant
DATE: September 2, 2022
RE: Update - Niantic Bay Group LLC-Special Permit (2022-007)

Introduction

The applicant, Niantic Bay Group LLC, is requesting a special permit for a proposed 20-unit multi-family residential project on approximately 6 acres in the Town Center. A small portion of the road at the intersection with Wall St is within the Aquifer Protection Zone, however no units will be constructed in the APZ. The site topography consists of lightly wooded area with some open meadow areas to the north. The northern corner of the parcel is located in a wetlands upland review area. An administrative approval from the Town's wetlands agent was issued upon review of the proposed activities.

Proposed Activity

The applicant's agent is John Doran, Niantic Bay Group LLC. The applicant is proposing to construct 20 units on approximately 6 acres, on a private road off Wall Street. The proposed house design includes rear deck or patio and garage. The houses and driveways are similar in design. Each single-family home will have exclusive use of a plot of land, and the remaining land, including the private roadway, drainage system (including detention basin) and green space will be under common ownership. A homeowner's association will be established to coordinate maintenance and management. A proposed detention basin in the center of the development will create green space for active and passive recreation as well as control storm water runoff from roofs and roadways. The site will be serviced by the Town's public water and sewer system.

The applicant's engineer, Gregg Fedus, Fedus Engineering, reviewed the drainage design prepared for "The Park at Rutka Lane" revised 7/13/2006 and determined the stormwater system as originally designed will perform in the manner intended as the road construction has not changed and the driveway impervious areas and roof sizes are less than the original design.

Traffic and Access

A sight line analysis was prepared by Traffic Engineering Consultant Robert V. Baltramaitis, P.E. dated November 14, 2017. A spot speed study was also previously conducted. Based on the findings, the sight lines in each direction are adequate for the design speed of the roadway. The Town Engineer concurred with the findings. The Zoning Board of Appeals approved variance for sightline from 500' to 380' based on these studies in their meeting on November 21, 2017. In a letter to the applicant dated August 30, 2022, Scott F. Hesketh, P.E. of F.A. Hesketh & Associates, Inc. concluded that, based on a recent automated traffic count and capacity analysis, the local

roadway network has sufficient capacity to accommodate the anticipated increase in traffic. Additionally, Mr. Hesketh concurs with the sight line variance granted in 2017 from 500' to 380'.

Staff Review

Town staff has reviewed the plans and documents supporting the application. As of the time of this memo, comments from Sal Tassone, the Town Engineer, have been addressed with the exception of two minor issues. Mr. Tassone is comfortable with approval of the application with conditions for these items. Comments from Fire and Sewer & Water are outstanding.

Staff Recommendation

Pending until outstanding comments are received.

SK

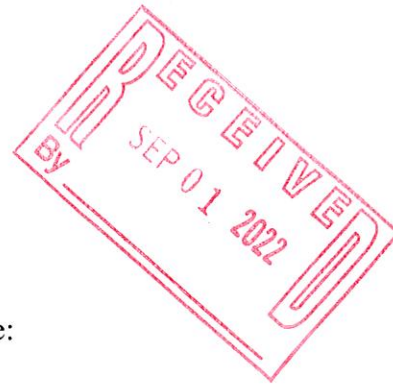
F **FEDUS ENGINEERING, LLC**
CIVIL ENGINEERS

70 Essex Street, Unit 2C, Mystic, CT 06355 ■ Phone: 860-536-7390

September 1, 2022

Salvatore A. Tassone
Town Engineer/Civil P.E.
Town of Colchester
127 Norwich Avenue
Colchester, CT 06415

Re: Wall Street – 20 Units
Colchester, CT 06415



Dear Mr. Tassone:

Point by point response to review number two by your office:

1. We added Survey to plan set.
2. We added post and foundation detail to plan set.
3. We added additional ramp details to the plan set.
4. We added detail of one-way section of private drive to sheet 8 of 11.
5. We added Sightline sheet to plan set and matched the proposed grading.
6. We showed the length, width, and height of each chamber and showed a snout hood only at the 15" outlet pipe of sediment chamber number 2.
7. Sequence of construction and schedule is shown on Sheet 7 of 11.
8. We clearly showed which driveways will be porous.
9. We have attached separately the Traffic Impact Statement from Hesketh.
10. The Triple Maple Tree at the entrance is shown to be removed.
11. We showed the limits of driveway apron reconstruction at 180 Wall Street and provided details of the driveway construction on the private drive details on sheet 8 of 11.
12. All sidewalks will be concrete and have been labeled as such with the appropriate detail added.
13. The construction sequence had been revised.
14. Concrete sidewalk detail has been added.
15. We added the flared end unit invert from CB 17 to the plan.
16. We added the section labels to sheet 6 of 11.

If you have any questions or require additional information please contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gregg Fedus', is written over the word 'Sincerely,'.

Gregg Fedus, P.E.

Review # 3

Code Administration
Building Official
Fire Marshal
Wetlands Enforcement



Planning and Zoning
Planning Director
Zoning Enforcement
Town Engineer

September 2, 2022,

To: Colchester Conservation Commission and Zoning & Planning Commission

From: Salvatore A. Tassone P.E. – Town Engineer

Re: Proposed twenty unit residential community, Wall Street Colchester, Connecticut, Applicant: Niantic Bay Group, LLC, prepared by Fedus Engineering, LLC. Dated April 6, 2022, latest revision 8/30/2022.

- 1) Need to provide detail/profile view of proposed light pole to show resulting height of light fixture above ground level.
- 2) The Traffic impact statement prepared by F.A. Hesketh & Associates, Inc. dated August 30, 2022 appears to erroneously refer to an earlier residential development consisting of 30 townhouse units as being previously approved. While the previous 2014 traffic impact statement prepared by Mr. Baltramaitis also refers to a 30 residential unit development, there was never such a development proposal submitted to the Town for approval. This may be a scrivener's error since even the previous plan submitted to ZBA for sightline variance approval was for a 20 unit residential development, same as the current proposal.

F **FEDUS ENGINEERING, LLC**
CIVIL ENGINEERS

70 Essex Street, Unit 2C, Mystic, CT 06355 ■ Phone: 860-536-7390

September 1, 2022

Pam Minella
Water Sewer Interim Supervisor
Town of Colchester
127 Norwich Avenue
Colchester, CT 06415

Re: Wall Street – 20 Units
Colchester, CT 06415



Dear Ms. Minella:

Point by point response to review number two e-mail by your office:

This subdivision is in the aquafer protection zone **None of the property is within the Aquifer Protection Area – a small portion of the two way entrance road is within the Aquifer Protection Zone; the balance of the property is not within any Aquifer areas. (see attached map blow up)**

1. On the Details page the Water Main Installation Notes are missing #16 from the original plans dated April 6, 2022 to the plans now dated – **New Comment - Sal had me remove note 15 which pertained to Cabin Road subdivision. So original note 16 became new note 15.**
2. Please include Colchester Water Dept Construction Detail (file is attached to this email) – **We have added these details to the plan set**
3. Lot #11 and Lot #12 the water service locations and curb stops located on the house side of the road. The water lateral needs to be tapped off the main located in the street not in the easement. **We have addressed on sheet 5 of 11.**
4. Lot #6 and Lot #7 the water and sewer need to be a minimum of 10ft apart and not cross. **We have addressed on sheet 5 of 11.**
5. Lot #11 the water and sewer need to be a minimum of 10ft apart and not cross. **We have addressed on sheet 5 of 11.**
6. Any existing sewer laterals that remain unused shall be properly abandoned. **We have shown on sheet 5 of 11 and have a note to cover the abandonment of unused laterals.**

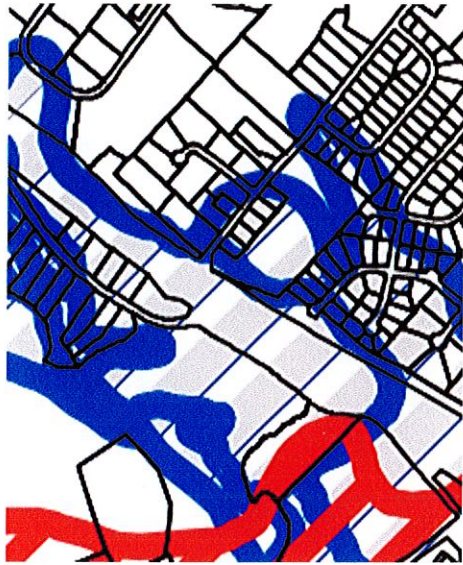
7. Water & Sewer mains and services shall be accessible for maintenance purposes and not encumbered at the surface by lightening structures, other structures, or plantings. **We have adjusted trees and lighting structures to address.**
8. All water laterals will need to be copper. **We have shown the detail – but all services are outside aquifer protection area and zone.**

If you have any questions or require additional information please contact me at your earliest convenience.

Sincerely,



Gregg Fedus, P.E.

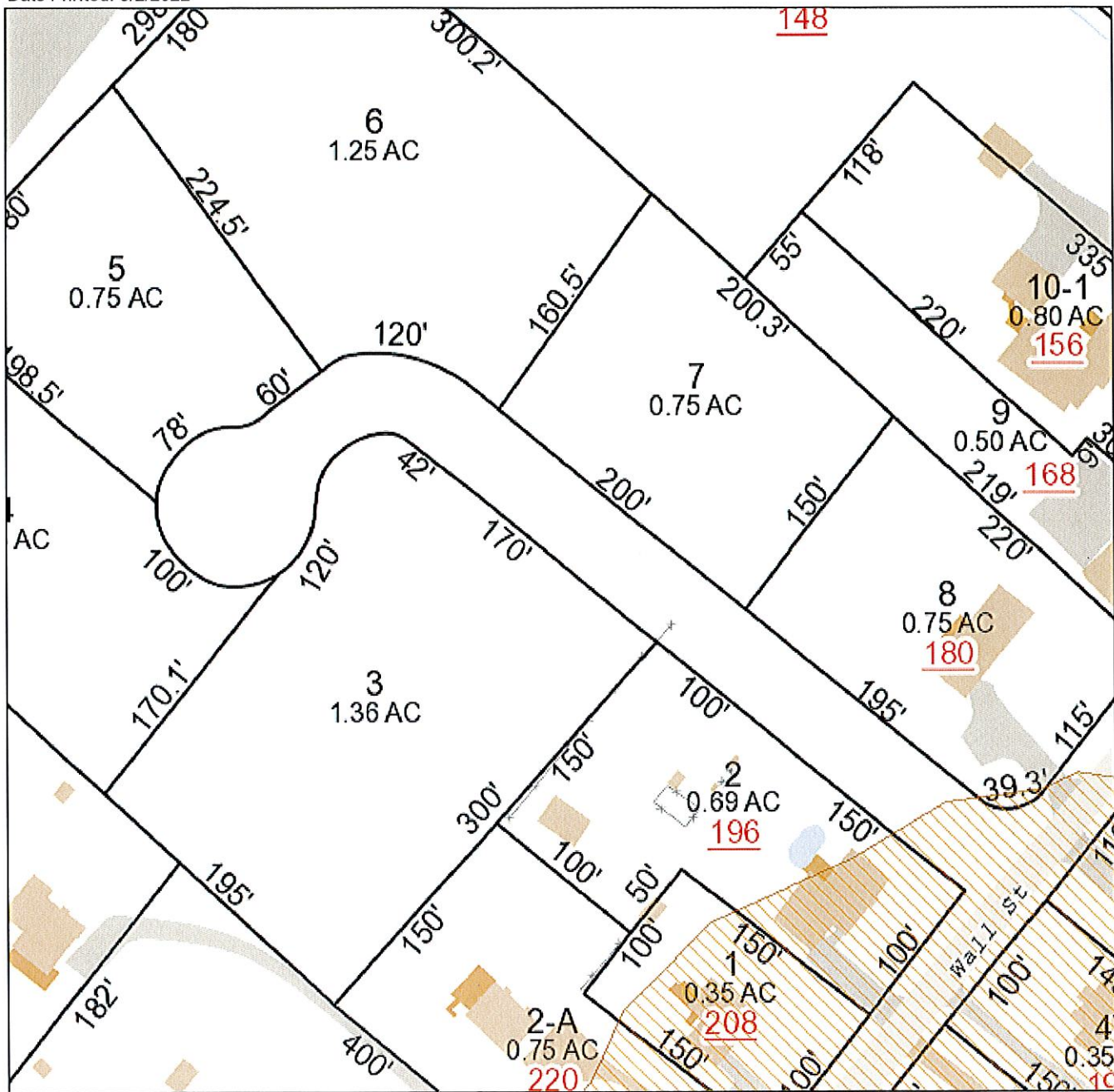


Town of Colchester

Geographic Information System (GIS)



Date Printed: 9/2/2022

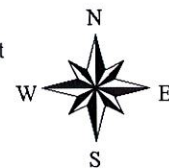


APZ
←

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 = 100 feet



August 30, 2022

Mr. John Doran
Niantic Bay Group, LLC
1967 N Rose Hue Path
Hernando, FL 34442

**Re: Proposed Housing Development
Kristens Way
Colchester, CT
Our File: 21212.02**

Dear Mr. Doran:

Pursuant to your request and authorization our office has reviewed the following materials:

- Traffic Impact / Sight Line Analysis prepared by Robert V. Baltramaitis, P.E., dated June 13, 2014
- Sight Line Analysis prepared by Robert V. Baltramaitis, P.E., dated November 14, 2017
- Concept Plan for Site Line Variance Application Only, prepared by Dream Developers of CT, LLC, dated Sept 27, 2018.
- Planning & Zoning – Submission Plan set, prepared by Fedus Engineering, LLC, dated April 6, 2022
- Memo from Salvatore A. Tassone, P.E. – Town Engineer to the Colchester Board of Appeals, data November 17, 2017
- Notice of Decision from the Colchester Zoning Board of Appeals, dated November 21, 2017

In addition to a review of the above referenced materials our office installed an automated traffic volume counter on Wall Street, south of Gill Street, to measure the current traffic volumes on the roadway. That counter was in place from 1 pm on Tuesday, August 23, 2022, through 1 pm on Thursday, August 25, 2022. The purpose of the count was to determine if there has been any change on traffic volumes since the submission of the Baltramaitis report in 2014.

Proposed Site Plan

The current proposal is to construct a total of 20 single family residential units on a loop roadway with access to Wall Street. The site driveway will intersect Wall Street on the west side approximately mid-way between two existing utility poles located on the east side of the roadway, CL&P #228 and #229. The site location, with respect to the surrounding roadway network, is presented in Figure 1.

The proposed driveway location is identical to the previously approved driveway location for an earlier residential development consisting of 30 townhouse units.

Existing Traffic Volumes

Mr. Baltramaitis reported that in May 2014, Wall Street carried an Average Daily Traffic Volume (ADT) of 1,650 vehicles, with morning and afternoon peak hour volumes of 94 vehicles and 148 vehicles, respectively.

The August 2022 counts, conducted by our office, indicates an ADT 1,343 vehicles, with peak hour volumes of 81 vehicles and 158 vehicles, respectively. The results of the recent count indicate that there has not been a substantial change in traffic volumes between 2014 and 2022.

Site Generated Traffic

The 2014 Baltramaitis report was passed on a proposal to construct 30 townhouse units. The report indicated that based on the Institute of Transportation Engineers (ITE) Trip Generation Report, the development was projected to generate a total of 14 trips during the morning peak hour and 16 trips during the afternoon peak hour.

The current development is proposed for 20 single family detached residential units. Based on the ITE Trip Generation Report the current development has a trip generation potential of 17 trips during the morning peak hour and 22 trips during the afternoon peak hour. These volumes are slightly higher than the previous project. Copies of the ITE reports are included in the appendix.

Capacity Analysis

Figure 2 depicts the existing and background traffic volumes. Figure 3 depicts the directional Distribution, site generated traffic and the combined traffic volumes for the intersection of Wall Street and the proposed site driveway. We have chosen a design year of 2025 for the background traffic volumes. Even though it appears that traffic volumes have declined slightly over the last eight years, we have grown the background traffic at 2% per year, or 6% total to the 2025 design year. This growth rate is consistent with the Baltramaitis report. A directional split of 55%

Mr. John Doran
August 30, 2022
Page 3

northbound and 45% southbound was chosen, which generally reflects the existing peak hour directional split on Wall Street. The analysis results indicate that all approaches at the intersection will operate at a LOS A during peak hours. These results are similar to the results presented in the Baltramaitis report.

Due to the low volume of site generated traffic and the anticipated directional split, an analysis of additional intersections farther removed from the site is not warranted.

Sight Line Review

Based on the information provided in the traffic impact / sight line analysis and the Concept and Planning & Zoning plans, I am in concurrence with the opinion of Mr. Baltramaitis and Mr. Tassone, that the available intersection sight distances meet or exceed the current AASHTO design criteria for the observed 85th speed.

On November 21, 2017, The Zoning Board of Appeals approved an application for a variance of Section 15.4.21 of the Colchester Land Development Regulations to reduce the sight line requirement from 500 ft to 380 ft.

Conclusion

After a review of the above referenced materials and the results of the recent automated traffic count and the capacity analyses conducted by our office, it is my professional opinion that the local roadway network has sufficient capacity to accommodate the traffic volumes associated with the proposed development.

I concur with Mr. Baltramaitis and Mr. Tassone that the available intersection sight distances meet or exceed the current AASHTO design criteria for the observed 85th speed.

We appreciate the opportunity to provide this analysis to you. If you require additional information regarding this application, please do not hesitate to contact our office.

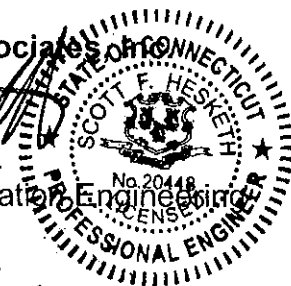
Very truly yours,

F. A. Hesketh & Associates, Inc.



Scott F. Hesketh, P.E.

Manager of Transportation Engineering



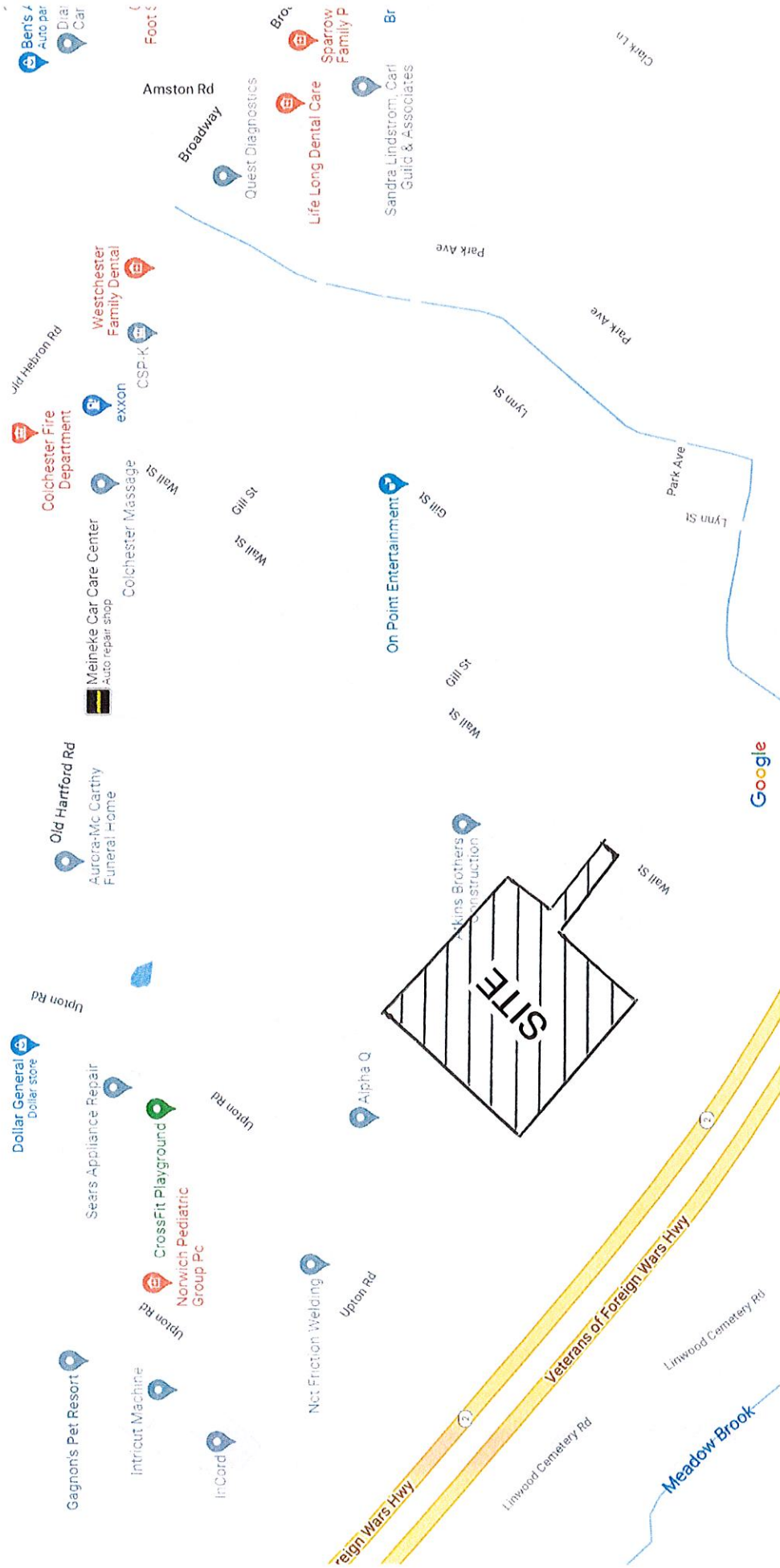
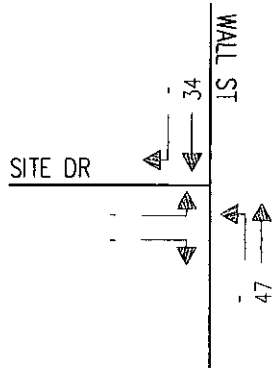
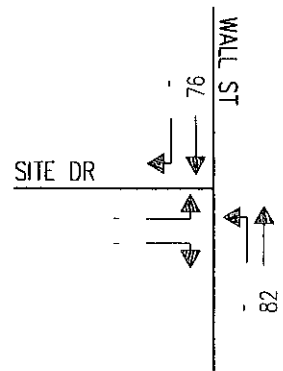


FIGURE 1

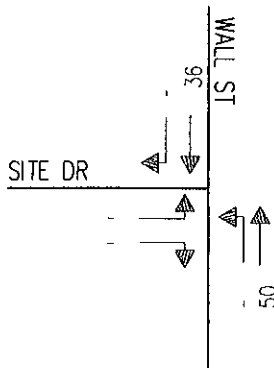


A.M. Peak Hour

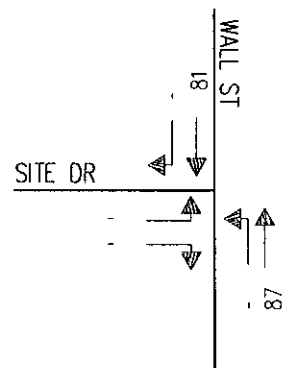


P.M. Peak Hour

EXISTING TRAFFIC



A.M. Peak Hour



P.M. Peak Hour

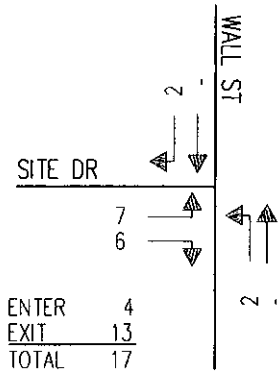
BACKGROUND TRAFFIC

FIGURE 2

8-25-2022

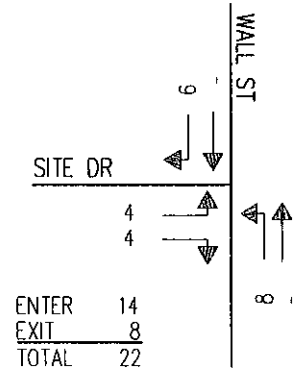
<p>EXISTING AND BACKGROUND TRAFFIC VOLUMES A.M. AND P.M. PEAK HOURS</p> <p>Kristen's Way WALL STREET COLCHESTER, CONNECTICUT</p>	<p>F. A. Hesketh & Associates, Inc. 3 CREAMERY BROOK, EAST GRANBY, CT 06028</p> <p>FAH</p> <p>TRAFFIC PLANNING ENGINEERING DESIGN</p>
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NOT TO SCALE

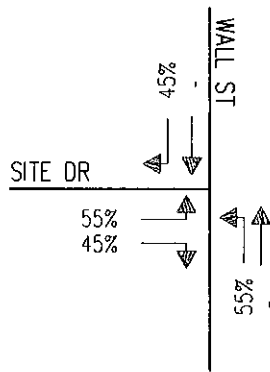


A.M. Peak Hour

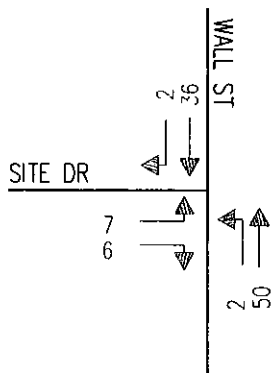
SITE GENERATED TRAFFIC



P.M. Peak Hour

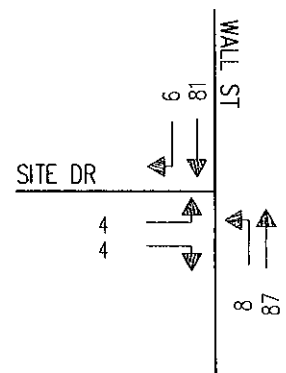


Directional Distribution



A.M. Peak Hour

COMBINED TRAFFIC



P.M. Peak Hour

FIGURE 3

8-25-2022

DIRECTIONAL DISTRIBUTION, SITE
GENERATED AND COMBINED TRAFFIC
A.M. AND P.M. PEAK HOURS

Kristen's Way
WALL STREET
COLCHESTER, CONNECTICUT

F. A. Hesketh & Associates, Inc.
3 CREAMERY BROOK, EAST GRANBY, CT 06026

FAH TRAFFIC
PLANNING
ENGINEERING
DESIGN

NOT TO SCALE

Wall Street
Traffic Volume Count

F.A. Hesketh & Associates, Inc.

Wall Street
 South of Gill Street
 Colchester, CT 06415
 Job No. 21212

3 Creamery Brook
 East Granby, CT 06026
Phone: (860) 653-8000

Date Start: 23-Aug-22
 Date End: 25-Aug-22

Start Time	22-Aug-22 Mon	23-Aug-22 Tue	24-Aug-22 Wed	25-Aug-22 Thu	26-Aug-22 Fri	Weekday Average	27-Aug-22 Sat	28-Aug-22 Sun
12:00 AM	*	*	5	3	*	4	*	*
01:00	*	*	3	2	*	2	*	*
02:00	*	*	2	2	*	2	*	*
03:00	*	*	1	1	*	1	*	*
04:00	*	*	7	11	*	9	*	*
05:00	*	*	17	23	*	20	*	*
06:00	*	*	29	24	*	26	*	*
07:00	*	*	63	74	*	68	*	*
08:00	*	*	77	81	*	79	*	*
09:00	*	*	76	72	*	74	*	*
10:00	*	*	76	79	*	78	*	*
11:00	*	*	84	78	*	81	*	*
12:00 PM	*	*	91	89	*	90	*	*
01:00	*	32	104	52	*	63	*	*
02:00	*	109	79	*	*	94	*	*
03:00	*	117	119	*	*	118	*	*
04:00	*	158	156	*	*	157	*	*
05:00	*	140	157	*	*	148	*	*
06:00	*	132	99	*	*	116	*	*
07:00	*	29	57	*	*	43	*	*
08:00	*	27	49	*	*	38	*	*
09:00	*	16	19	*	*	18	*	*
10:00	*	8	13	*	*	10	*	*
11:00	*	3	5	*	*	4	*	*
Total	0	771	1388	591	0		0	0
Percentage	0.0%	57.4%	103.4%	44.0%	0.0%		0.0%	0.0%
AM Peak	-	-	11:00	08:00	-	-	-	-
Vol.	-	-	84	81	-	-	-	-
PM Peak	-	16:00	17:00	12:00	-	-	-	-
Vol.	-	158	157	89	-	-	-	-
Total		771	1388					

ITE *Trip Generation* Worksheets



DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE:
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
20

DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) [Click for Description and Data Plots](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
174

Avg. Num. of Dwelling Units:
246

Average Rate:
9.43

Range of Rates:
4.45 - 22.61

Standard Deviation:
2.13

Fitted Curve Equation:
 $\ln(T) = 0.92 \ln(X) + 2.68$

R²:
0.95

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 189 (Total), 94 (Entry), 95 (Exit)
Fitted Curve: 230 (Total), 115 (Entry), 115 (Exit)

Data Plot and Equation

X = Number of Dwelling Units

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.



Data Plot and Equation

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 20 Calculate

DATA STATISTICS

Land Use: Single-Family Detached Housing (210). [Click for Description and Data Photo](#)

Independent Variable: Dwelling Units

Time Period: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 192

Avg. Num. of Dwelling Units: 226

Average Rate: 0.70

Range of Rates: 0.27 - 2.27

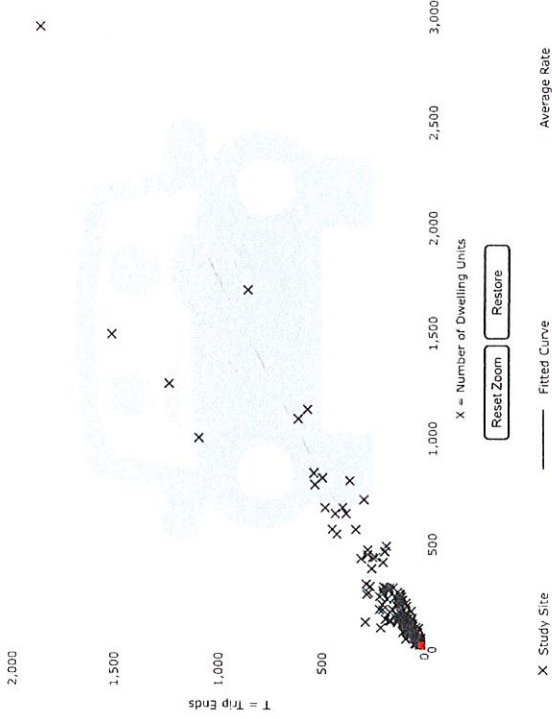
Standard Deviation: 0.24

Fitted Curve Equation: $L_n(T) = 0.91 \cdot L_n(X) + 0.12$

R²: 0.90

Directional Distribution: 26% entering, 74% exiting

Calculated Trip Ends: Average Rate: 14 (Total), 4 (Entry), 10 (Exit)
Fitted Curve: 17 (Total), 4 (Entry), 13 (Exit)



X = Number of Dwelling Units

Reset Zoom

Restore

X Study Site

Fitted Curve

Average Rate

Use the mouse wheel to Zoom Out or Zoom In. Hover the mouse pointer on data points to view X and Y values.



Data Plot and Equation

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 20 Calculate

DATA STATISTICS

Land Use: Single-Family Detached Housing (210) [Click for Description and Data Plots](#)

Independent Variable: Dwelling Units

Time Period: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 208

Avg. Num. of Dwelling Units: 248

Average Rate: 0.94

Range of Rates: 0.35 - 2.96

Standard Deviation: 0.31

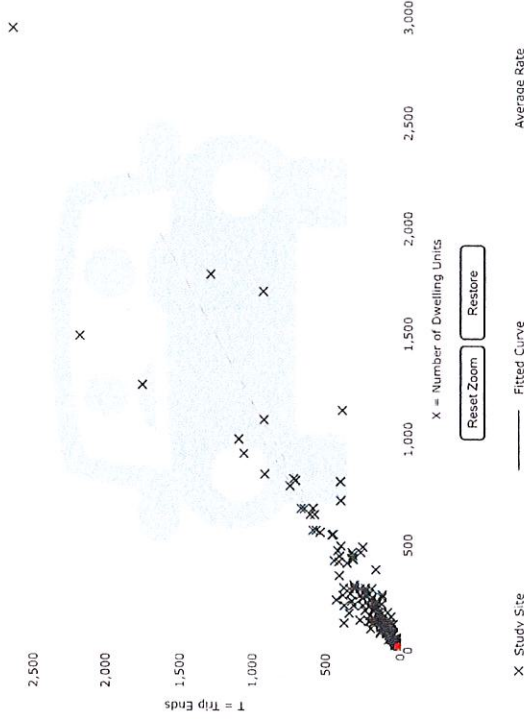
Fitted Curve Equation: $Lr(T) = 0.94 \cdot Lr(X) + 0.27$

R²: 0.92

Directional Distribution: 65% entering, 37% exiting

Calculated Trip Ends: Average Rate: 19 (Total), 12 (Entry), 7 (Exit)

Fitted Curve: 22 (Total), 14 (Entry), 8 (Exit)



Reset Zoom Restore

Use the mouse wheel to Zoom Out or Zoom In. Hover the mouse pointer on data points to view X and T values.

SYNCHRO Capacity Analysis Worksheets

HCM Unsignalized Intersection Capacity Analysis
3: Wall St & Site Driveway

2025 Combined Traffic Volumes
AM Peak Hour



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	7	6	2	50	36	2
Future Volume (Veh/h)	7	6	2	50	36	2
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	8	7	2	59	42	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	106	43	44			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	106	43	44			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	99	100			
cM capacity (veh/h)	891	1027	1564			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	15	61	44			
Volume Left	8	2	0			
Volume Right	7	0	2			
cSH	950	1564	1700			
Volume to Capacity	0.02	0.00	0.03			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	8.9	0.2	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.9	0.2	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization			14.3%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 3: Wall St & Site Driveway

2025 Combined Traffic Volumes
 PM Peak Hour



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	4	4	8	87	81	6
Future Volume (Veh/h)	4	4	8	87	81	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	5	5	9	102	95	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	218	98	102			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	218	98	102			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	99	99			
cM capacity (veh/h)	765	957	1490			
Direction, Lane #						
	EB 1	NB 1	SB 1			
Volume Total	10	111	102			
Volume Left	5	9	0			
Volume Right	5	0	7			
cSH	850	1490	1700			
Volume to Capacity	0.01	0.01	0.06			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	9.3	0.6	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.3	0.6	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.7			
Intersection Capacity Utilization		21.2%		ICU Level of Service		A
Analysis Period (min)			15			

Colchester Planning and Zoning Commission

Date: August 25, 2022

Re: P&Z Application 2022-007 Rutka Lane/Kristen Lane

We, as adjacent property owners, request that at the next P&Z meeting on Sept.7, 2022, the applicant Niantic Bay Group LLC and engineer be present.

Since our properties are most directly impacted by this development, we ask that the applicant provide a more complete and detailed presentation of the project (including any changes) of the project to the public.

We would like the opportunity to address our concerns/questions and get more complete information that was not previously available on the July 27,2022 meeting.

We are the abutters:

Lillian Atkins

Atkins, Thomas & Lillian
156 Wall Street
Colchester, CT 06415

John D. Knapp 8/25/2020

Knapp, John D
232 Wall Street
Colchester, CT 06415

A. Mansfield E 8/25/22

Mansfield, Alice & Elizabeth
224 Wall Street
Colchester, CT 06415

John Wissler Nancy Rutka Wissler 8/25/22

Wissler, John & Wissler Rutka, Nancy
220 Wall Street
Colchester, CT 06415

To: Colchester Planning & Zoning Commission

This letter is to further my concerns with the proposed development on Rutka Lane. During the public hearing on 8/17/22 the developer/engineer wasn't present due to a granted extension of the application. I'm requesting the developer and the engineer be present at the next public hearing to present their proposal. Presentation of these plans would benefit all the residents with concerns and also give the commission another overview of the project.

The first public hearing that took place on 7/27/22 wasn't communicated properly by the town and many town residents didn't attend or get the opportunity to see the presentation of the plans. This clerical error made by the town regarding the 7/27/22 hearing benefited the developer and misinformed the town residents. Due to this the developer/engineer should be present at the next hearing on 9/7/22.

It also appears there was a traffic study that took place over a short period of time during the week of 8/21/22 – 8/27/22. As you know from the past public hearings traffic is the biggest concern. This study was performed at a time of year when school isn't in session which affects the validity of this traffic study. There is substantially less traffic when school isn't in session. This should be taken into consideration due to the amount of concern expressed by the residents.

Sincerely,

Steven Bisson

223 Wall St.

TO: Planning and Zoning Commission
FROM: Dolores Tarnowski
183 Wall Street
RE: Niantic Bay Group, Inc. P&Z No. 2022-007
September 7, 2022 Continued Public Hearing
DATE: August 29, 2022

Regarding the above-captioned proposed development that will be connecting to Wall Street, I would like to request that the developer/applicant and his engineer be present for the Sept 7, 2022 continued hearing.

At the initial public hearing on July 27, 2022, the plan presented was incomplete, and therefore, limited the type of public input of concerns and comments. At the continued hearing of August 17, 2022, the applicant requested an extension of time and there was no updated presentation of the proposal.

Additionally, because this development falls within the Town Center Village, it would be helpful to have the applicant and engineer available to respond to concerns/issues regarding requirements set out not only in the Land Development regulations, but also within the Conservation and Development Plan. In part, as that plan applies to Colchester's Village District, it reads on page 28 that:

Section 8-2j of the Connecticut General Statutes specifically provides for the establishment of a "village district" specifically for the purpose of protecting and enhancing the "distinctive character, landscape or historic value" in places like Colchester's Town Center.

Also: By establishing a "village district", the Commission has the ability to more closely evaluate building and site design to ensure that it is in keeping with the overall character of Colchester.

*Thank you.
Dolores Tarnowski*

**TOWN OF COLCHESTER
PLANNING AND ZONING DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Ariel Lago, Assistant Planner and ZEO

DATE: September 2, 2022

RE: Commerce Center LLC of Colchester – Zone Change (2022-009)

Introduction

The applicant, The Commerce Center LLC, is requesting a zone change from Suburban Use to Future Development. The parcel is 7.55 acres. It is currently a legal non-conforming auto repair / auto dealer. The property is currently abutting the Future Development District. The property is known for its prior use as Hub Ford. The parcel has a single-family dwelling which is scheduled to be demolished within the next 6 months. The two remaining structures are newly renovated and ready for business. The property owner has a tenant pending for rent.

Draft Motion

Motion to approve the Zone Change Application (2022-009) from The Commerce Center LLC 493 Norwich Ave (MBL# 29-00/003) for a change from the Suburban Use Zone to the Future Development District .



Town of Colchester, CT

Property Report

Map Block Lot 29-00/003-000

PID 2343

Building # 1 Section # 1

Account H0167500

Property Information

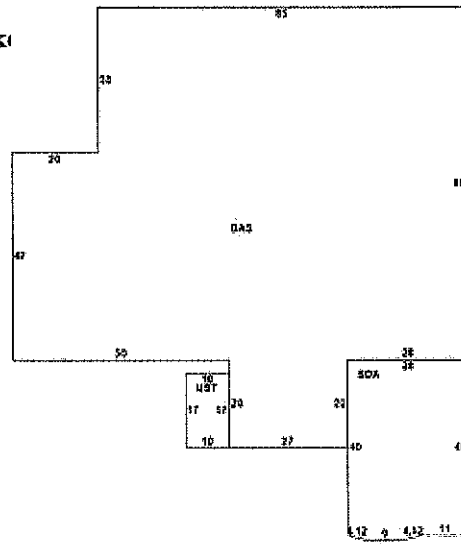
Property Location	493 NORWICH AVE
Owner	THE COMMERCE CENTER LLC
Co-Owner	na
Mailing Address	48 WESTCHESTER RD COLCHESTER CT 06415
Land Use	3310 Auto S S&S
Land Class	C
Zoning Code	C
Census Tract	

Neighborhood	
Acreage	7.55
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Site

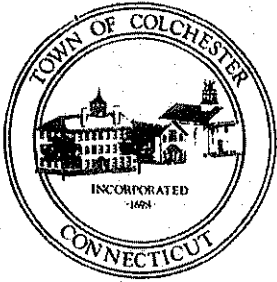


Primary Construction Details

Year Built	1950
Stories	1
Building Style	Auto Dealer
Building Use	Commercial
Building Condition	
Interior Floors 1	Concrete Slab
Interior Floors 2	NA
Total Rooms	
Basement Garages	
Occupancy	1.00
Building Grade	

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Bath Style	
Kitchen Style	
Roof Style	Gable
Roof Cover	Asphalt
AC Type	Partial
Fireplaces	0

Exterior Walls	Concr/Cinder
Exterior Walls 2	Vinyl Siding
Interior Walls	Minimum
Interior Walls 2	NA
Heating Type	Forced Air-Duc
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



APPLICATION NO 2022-009

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 Suburban to Future Development requiring a Public Hearing

APPLICANT The Commerce Center LLC
(Please Print)

MAILING ADDRESS 48 Westchester Rd

Colchester CT 06415 TELEPHONE 860 267-7600
(City) (State) (Zip)

REASON FOR PROPOSED ZONE CHANGE To allow Central K9 Sport Training Dog

LOCATION AND DESCRIPTION OF PROPERTY/ PROPERTIES 493 Norwich Ave.
The old Hub Ford Property

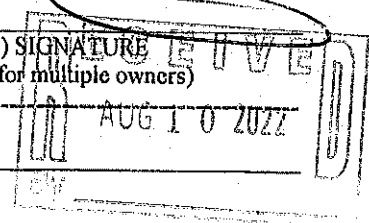
ASSESSOR'S MAP (S) 29-00-003-000 LOT (S)

OWNER OF RECORD (use separate sheet for multiple owners) The Commerce Center LLC
(Please Print)

ADDRESS 48 Westchester Rd
Colchester CT 06415 TELEPHONE 860 267-7600
(City) (State) (Zip)

[Signature]
APPLICANT(S) SIGNATURE

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



For Official Use:
APPLICATION SUBMITTED _____ ZPC FEE PAID _____
PUBLIC HEARING DATE _____

28-00/020-000
ALGARIN NELSON EST OF
167 ELM ST
COLCHESTER CT 06415

4W-01/016-000
EIFLER RICHARD C JR + LORI A
534 NORWICH AVE
COLCHESTER CT 06415

4W-01/014-001
GND TOO OF COLCHESTER LLC
PO BOX 175
COLCHESTER CT 06415

29-00/001-000
CATALANO CLIFFORD S
27 JEROME RD
UNCASVILLE CT 06382

4W-01/028-000
LAUFER LEON R + GORDAN MIRIAM
138 BREWSTER RD
WEST HARTFORD CT 06117

4W-01/17A-000
TVM 2 LLC
522 NORWICH AVE
COLCHESTER CT 06415

28-00/021-000
COLCHESTER TOWN OF
127 NORWICH AVE
COLCHESTER CT 06415

29-00/002-000
BRODER DORA TRUSTEE
PO BOX 696
COLCHESTER CT 06415

4W-03/001-07A
FEDUS STEPHEN M TTEE
369 EAST SHORE DR
COLCHESTER CT 06415

29-00/004-000
TAYLOR CHASE A
29 ROSEMARIE LANE
BOZRAH CT 06334

29-00/003-000
THE COMMERCE CENTER LLC
48 WESTCHESTER RD
COLCHESTER CT 06415

4W-01/17B-000
ODONAL CLIFTON
292 NEW LONDON RD
COLCHESTER CT 06415

28-00/019-000
TOMMASI CHRISTOPHER
155 ELM STREET
COLCHESTER CT 06415

4W-03/002-000
TVM 1 LLC
522 NORWICH AVE
COLCHESTER CT 06415

24-00/001-000
LINWOOD DEVELOPMENT LLC
48 WESTCHESTER RD
COLCHESTER CT 06415

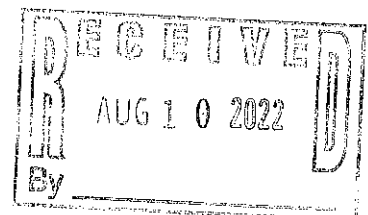
4W-01/015-001
BOOZER MARLO R
540 NORWICH AVE
COLCHESTER CT 06415

29-00/010-000
COLCHESTER ALTERNATIVE SCHOOL
396 HALLS HILL RD
COLCHESTER CT 06415

28-00/030-000
LANGDON ARTHUR III + BETH
PO BOX 785
COLCHESTER CT 06415

4W-01/017-000
CDO 1 LLC
13 HOMONICK RD
COLCHESTER CT 06415

05-06/004-000
ZACCARDELLI REAL ESTATE LLC +
80 TAMARAC DR
GLASTONBURY CT 06033



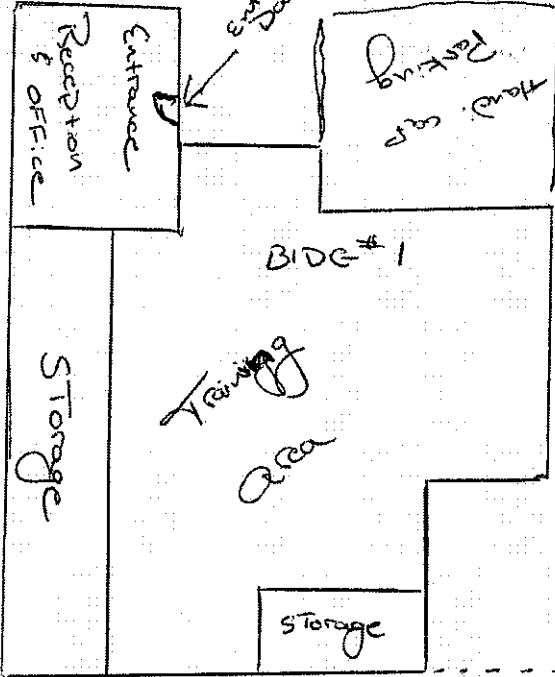
Adornich Ave.

Parking

Concrete wall
Parking is needed

Parking is needed

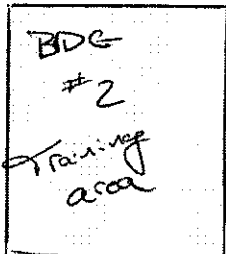
Parking



Fence

gate

gate



Fence

Edge of Pavement

Small shed
for Pool pumps
door to come from
BLDG #2

Fence

Pool Area

Remaining area to be used for
Agility - Frisbee - and other outdoor Activities

The Commerce Center LLC

8/8/22

To Colchester Zoning,

We would like to help bring Central K9 Sport Training to Colchester. Our property at 493 Norwich ave, the old Hub Ford, is a good fit for them.

Here is some information on Central K9 from the owners Kevin and Jessica Edgerly:

“ We are a top-level training facility that trains teams of canine athlete’s and their handlers in multiple sports such as agility, obedience, frisbee, dock diving, barn hunt, etc. These teams compete at events all over the United States including Storrs Ct. Jessica and our daughter Tessa compete with our dogs at many of these competitions and their success is the reason that our clients come from the surrounding states to train with us. Some clients come from as far away as New York, New Jersey, Long Island, Massachusetts, Vermont, New Hampshire, and of course Connecticut. While the training is a large part of the business there is a mobile side to the business also. Central K9 Performance Dogs travel to a variety of locations during the year to perform for the crowds. We visit schools, medical facilities, retirement homes, Libraries, Fairs, Pet Expos, We also perform at the Yard Goats baseball games and other Private Events. Our team has been on ESPN, ABC Good morning, America, Better Connecticut and the Eukanuba National Dog show. We have also performed at the Westminster Dog Show in New York City.

Another side of our business is training service dogs for people that need help. We work with NEHAB and many of the people that train with us are volunteers for this service. We take pride in helping our community and also kids and adults that need help. We also do demos at the fair for our town that we live in, we think it is important to help and teach people the importance of why we should have our dogs trained.

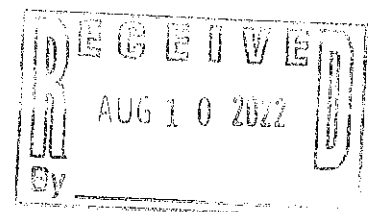
We know that anytime someone mentions dogs people think of the barking and I understand that, but in training dogs are not barking that is why they are here. We do not offer boarding; the dogs are not left overnight. The hours are during the week we mostly work afternoon to evening and also on the weekends. We welcome people to come and see what we are all about. We support the police that are in our town now and also the Police officers from Massachusetts. They travel down to Storrs with their dogs to train with us.

We would like to move our business to Colchester for a few reasons one we continue to grow and need a larger space to be able to offer more to our clients. We are a local family from Lebanon CT and would like to move our operation closer to home. And we feel like Colchester is our community also, since we frequent many of the businesses in town. We also enjoy many of the events held on the Green.”

The property is currently zoned Suburban. If a change to Future Development like the abutting property is needed we are in favor of it.

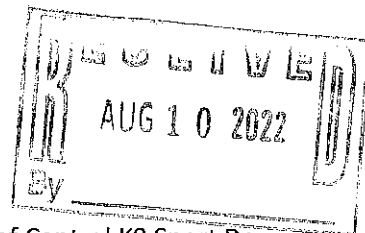
Regards


Todd Gustafson



493 Norwich ~~Ave~~ (A)E

493 Norwich



To all this may concern;

My name is Kevin Ederly and my wife is Jessica Ederly we are the owners of Central K9 Sport Dog Training. Our training facility is located 1753 Storrs Rd Storrs Ct . This location is also known as old Willards Lumber . We have been at this location for 5 years and have been fortunate enough to have our business thrive and grow . I am happy to say we have been good neighbors to the other properties around us and have had not issues with the town of Mansfield . There is a mix of residential properties and businesses that around us and have not had any complaints . We have supported the other businesses by way of our customers purchasing there goods and products . Another form of support we use is through sponsorship with some of the local businesses that relate to our business . Central K9 has been In business for 25 years and prior to moving to Storrs we were in Columbia Ct for nearly 5 years and Glastonbury Ct for 15 years. Central K9 has continued to grow and develop and the need for space comes with that. We have been searching for 2 years to find a new location to relocate the business and this has been a difficult process . This region does not have a great supply of commercial space large enough to meet our needs . We have found a location here In Colchester that would work great for our business located at 493 Norwich Ave. The Zoning for this property is SZD and would require a review and approval by special permit for our use. The abutting property to the west is FDZ and to the east is Norwich Ave . The area is mostly commercial business for example auto repair shops, day care, a paving company, trailer parking and other businesses .With out looking up the zoning I would have said this was a commercial zone .

I would like to tell you about Central K9 we are a top level training facility that trains teams of canine athlete's and their handlers in multiple sports such as agility, obedience, frisbee, dock diving , barn hunt, ect. These teams compete at events all over the United States including Storrs Ct . Jessica and our daughter Tessa compete with our dogs at many of these competitions and their success is the reason that our clients come from the surrounding states to train with us. Some clients come from as far away as New York ,New Jersey ,Long Island, Massachusetts, Vermont, New Hampshire, and of course Connecticut. While the training is a large part of the business there is a mobile side to the business also. Central K9 Performance Dogs travel to a variety of locations during the year to perform for the crowds. We visit schools, medical facilities, retirement homes, Libraries, Fairs, Pet Expos, We also perform at the Yard Goats baseball games and other Private Events. Our team has been on ESPN, ABC Good morning America ,Better Connecticut and the Eukanuba National Dog show. We have also performed at the Westminster Dog Show in New York City.

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We know that anytime someone mentions dogs people think of the barking and I understand that, but in training dogs are not barking that is why they are here. We do not offer boarding, the dogs are not left in cages overnight .The hours are during the week we mostly work afternoon to evening and also on the weekends. We welcome people to come and see what we are all about. We support our cops that