

Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

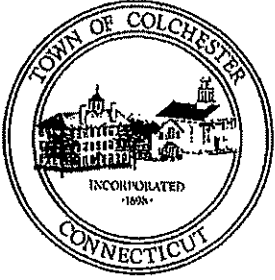
WEDNESDAY, May 18, 2022

MEETING AT 7:00 P.M.

AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. May 4, 2022
4. Public Hearings
 - a. Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008)
5. Five Minute Session for the Public
6. Pending Applications
7. New Applications
8. Preliminary Reviews
 - a. 12/24 Broadway – Proposed renovation and addition to existing barn for use as a commercial building and event venue.
9. Old Business
10. New Business
 - a. Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008)
11. Planning Issues and Discussions
 - a. Discussion re: Municipal Regulation of Cannabis Establishments
 - b. Colchester Affordable Housing Plan Draft
12. Correspondence
13. Adjournment

RECEIVED
COLCHESTER, CT
2022 MAY 16 AM 10:43
Gayle Furman
GAYLE FURMAN
TOWN CLERK



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Planning & Zoning Commission

May 4, 2022 7:00 p.m. Town Hall Rm 1

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, B. Hayn, S. Smith, M. Noniewicz, S. Nadeau, M. Kehogreen (arrived at 7:05 pm)

Others Present: ZEO Ariel Lago and Applicant

MINUTES

RECEIVED
COLCHESTER, CT
2022 MAY -5 PM 2:01
Gayle Furman
TOWN CLERK

- 1) **Call to Order** – Chairman Mathieu called the meeting to order at 7:01pm
- 2) **Additions or Deletions to the Agenda** – None
- 3) **Minutes of Previous Meeting**
 - a) April 27, 2022 – Motion by M. Noniewicz to reflect ZEO Ariel Lago’s attendance at the meeting and correct Room 1 to Room 2. 2nd by B. Hayn. *Vote was unanimous, motion carried.*
- 4) **Public Hearings** - None
- 5) **Five Minute Session for the Public** – None
- 6) **Pending Applications** – None
- 7) **New Applications** – None
- 8) **Preliminary Reviews**
 - a) Norwich Ave (MBL: 29-00-002-000) – Proposed Funeral Home – Charles Dutch, Dutch & Associates, spoke on behalf of the potential applicant, Sebastian Lastrina, regarding a possible application for a new funeral home on a vacant parcel in the suburban use district on Norwich Ave. The project would consist of a one-story building with rear parking and traffic that would flow around the back of the building. Members discussed applicable land development regulations and determined it could be allowable by special permit approval.
- 9) **Old Business** - None
- 10) **New Business** - None
- 11) **Planning Issues and Discussions**
 - a) Discussion re: Municipal Regulation of Cannabis Establishments – With the moratorium on cannabis locations opening in town expiring this September, members discussed the need to develop regulations. Research on other town’s plans and adopted regulations, if any, will be conducted.
 - b) Colchester Affordable Housing Plan Draft – The draft provided by SLR was distributed to the commission for feedback as well as the Board of Selectmen and Economic Development

Commission. Recommendations will be forwarded to Planning & Zoning department staff and taken to the consultants at SLR to use in the production of a final draft.

12) Correspondence - None

13) Adjournment – Motion by B. Hayn to adjourn. 2nd by M. Noniewicz. *Vote was unanimous, motion carried.*

Respectfully submitted by, Stacey Kilgus, Clerk

**TOWN OF COLCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on May 18, 2022, at 7:00 P.M. to hear and consider the following petitions:

1. **Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008)**
Proposed amendment to Section 8.11.5 of the Colchester Land Development Regulations to provide standards for fire protection water supplies for certain new residential and commercial projects.

At this hearing interested persons may be heard and written communications received. A copy of this petition is in the Planning Department, Town Hall, 127 Norwich Avenue, and may be inspected during regular business hours (8:30 a.m. – 4:30 p.m., Monday through Friday).

Planning and Zoning Commission
Joseph Mathieu, Chair



Colchester Fire Department

Office of the Fire Marshal

May 4, 2022

To: Town Planner
Town of Colchester

From: Sean Shoemaker
Fire Marshal
Town of Colchester

Re: Fire Protection Water Supply proposed regulation.

Based on my review of the proposed regulation, it is my recommendation that the first line of the proposed regulation be changed to read as follows:

“In all new developments, the developer may be required to provide one the following types of water supplies based on a review by the Colchester Fire Marshal and the Planning and Zoning Commission:”

**TOWN OF COLCHESTER
PLANNING AND ZONING
DEPARTMENT**

FILE NO.	REV.	EMAILED
2022-008		

APPLICATION REFERRAL

PENDING BEFORE:

- Planning and Zoning Commission
- Zoning Board of Appeals
- Conservation Commission
- Other Administrative Review

Public Hearing/Meeting Date: _____

- For your information
- Map return requested
- Please review for consideration of those concerns that are under your jurisdiction.

<input type="checkbox"/>	Planning Director
<input checked="" type="checkbox"/>	Asst. Planner / ZEO
<input checked="" type="checkbox"/>	Town Engineer
<input checked="" type="checkbox"/>	Public Works, Operations Director
<input checked="" type="checkbox"/>	Fire Marshal
<input type="checkbox"/>	Chatham Health District
<input type="checkbox"/>	Wetlands Enforcement Officer
<input type="checkbox"/>	Fire Chief
<input checked="" type="checkbox"/>	Water Department, Supervisor
<input type="checkbox"/>	Building Official

FROM: Stacey Kilgus, Land Use Assistant

DATE: 5/3/22

Written Comments Due By: 5/13/22

TO: Town Staff

RE APPLICATION: Town of Colchester Fire Department Regulation Change Application

PROJECT DESCRIPTION:
Proposed new text for Zoning regulations Section B.11.5 Emergency Services

REPLY: **DATE:** 5/11/22

Can we change the wording shall to review instead.

In all new developments the developer shall provide one of the following types of wtr supply.

I discussed with Sean and used his wording instead
This way developer's may be willing to build in Colchester.

Please indicate if you want to meet with the applicant and design professional: Yes No

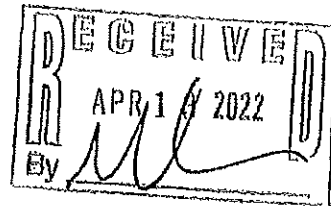


**Department of Fire and
Emergency Medical Services**

13 April 2022

To: Matthew Bordeaux
Planning Director
Town of Colchester

From: Donald Lee
Deputy Chief
Colchester Hayward Fire Department



Re: Fire protection regulation proposal

Water supply in a fire suppression operation is a necessity, not only for property protection but also most importantly for life safety of both the occupants and that of the firefighters responding to, and entering a structure on fire.

These regulations will help to provide a standard for the fire protection and with enhancement of life safety against fire and its byproducts to persons occupying new buildings in the Town of Colchester.

The intent of these regulation is to protect the health, safety and general welfare of the residents of The Town of Colchester by establishing a standard for fire protection water supplies for both residential and commercial occupancies. To enhance the protection of life and property by providing access to adequate and locally available water supplies and to ensure that sound engineering practices are utilized when installing fire protection systems.

Proposed by Donald Lee

Deputy Chief

Town of Colchester Fire Department

Town of Colchester Water Supply Fire Protection Regulation

CHAPTER XX. FIRE FIGHTING WATER SUPPLY

XX.X Requirements for Fire Fighting Water Supply

In all new developments the developer shall provide one of the following types of water supply:

- A. Public water supply: hydrants connected to municipal water supply system meeting the water department's water main and hydrant standards.
- B. A Natural or dug water source capable of meeting the minimum requirements of dry hydrant installation as described below.
- C. Cistern with a Ten Thousand (10,000) gallon minimum capacity underground fiberglass tank.

In instances where a fire pond or cistern is to be located on private property as part of a building lot, necessary easements shall be conveyed to the Town of Colchester to ensure the Town's perpetual right to access the pond; to maintain the integrity of the pond for firefighting purposes, including but not limited to cleaning the pond of accumulated sediments, removing snow, and removing trees and brush; and to use the pond for firefighting training purposes. Deed restrictions shall be prepared which define the property owners' obligation to not alter the pond or locate any structures in a manner which inhibits the ability of firefighting equipment and personnel to utilize the pond in the event of an emergency. All easements and deed restrictions shall be subject to review and approval by the Town Attorney.

XX.X Definitions

New Development: Five (5) or more new residences on an existing or new access point or subdivision. New or expanded commercial / industrial development exceeding 2,500 square feet.

Parking Area: Twelve foot (12') wide by forty-five foot (45') long paved or compacted gravel area accessible year round adjacent to hydrant drafting head.

Lift: Distance between the average surface level of the water supply and the surface in which the engine will park, plus thirty two inches. (32")

Access Point: Any public / private roadway / driveway established for the purpose of entry to the development or residences.

Exemption:

Exemption to these requirements shall be granted for the following:

- A. The commercial / industrial building(s) are protected by an NFPA 13 (2019 edition) compliant sprinkler system from an approved water source.
- B. Residential properties that are protected by residential sprinklers in accordance with NFPA 13 D (2022 edition)
- C. **Water Supply:**
 - A. Natural or Dug Fire Pond (static water supply) with a minimum usable capacity of two hundred thousand (200,000) gallons year round.
 - B. Cistern: An underground fiberglass tank with a minimum capacity of ten thousand (10,000) gallons.

XX.X Dry Hydrants

Each dry hydrant shall be deemed to provide the desired firefighting protection for a distance of 2,000 feet as measured along the centerline of existing or proposed streets.

XX.X Certification:

Certification of the water supply capacity available during a 50-year drought cycle by a certified geological engineer or hydrologists shall be provided to the Colchester Hayward Fire Department.

XX.X Dry Hydrant Installation

- A. Dry hydrants shall be installed according to NFPA 1142. The minimum pipe size used in conjunction with a dry hydrant shall be eight (8) inches.
- B. All dry hydrants must be designed such that the total lift is not more than fifteen (15) feet, ten (10) feet is an optimal lift.
- C. Horizontal pipe length shall be limited to no more than forty (40) feet from hydrant head.
- D. Hydrant head shall be a minimum of thirty-six (36) inches from finish grade and no more than forty-eight (48) inches. The hydrant head shall be parallel with the finish grade. Hydrant head shall be within ten (10) feet of the parking area.
- E. All dry hydrant piping shall be PVC schedule 40 with a minimum diameter of (8) inches with a (6) six inch national standard swivel female connection approval by the fire department.
- F. All joints shall be cleaned and securely glued before being placed in the water.
- G. All piping extending into the water supply shall be supported on and secured to concrete or stone block within ten (10) feet of the strainer, such that the strainer portion is minimum of thirty-six (36) inches off the bottom of the water supply, and forty-eight (48) inches from the top of the water. The strainer and hydrant head will be purchased from the Colchester Hayward Fire Department, at their cost.
- H. The hydrant riser shall be protected by two (2) steel concrete filled posts, six (6) inches in diameter, placed twenty-four (24) inches either side of the riser and extending forty-eight (48) inches above the finish grade. These posts shall be embedded in concrete after the hydrant is accepted the Colchester Hayward Fire

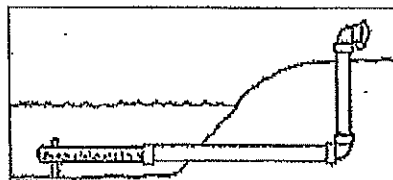
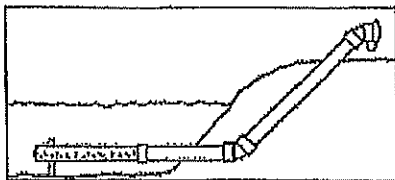
Department. Posts shall be painted safety yellow with a six (6) inch red band at the top.

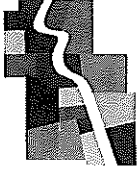
- I. Piping installation shall be scheduled at least three (3) business days ahead of time with the Colchester Hayward Fire Department as there must be an officer or department representative on site before any piping is buried or submerged.
- J. Upon testing and acceptance of the hydrant, the Colchester Hayward Fire Department will assume responsibility for future service and / or maintenance.

XX.X Underground Cistern

- A. The cistern design and installation shall comply with NFPA 1142 (2001 edition) NFPA 22 (2018 edition) and be approved by the Colchester Hayward Fire Department.
- B. Tank to be constructed of fiberglass with a minimum capacity of ten thousand (10,000) gallons of water.
- C. Tank will have a six (6) inch PVC schedule 40 dry hydrant drafting pipe, two and one half (2 ½) inch return, four and one half (4 ½) inch vent and a visible water gauge.
- D. Tank shall be installed below the frost line and the only visible plumbing shall be the hydrant head, fill pipe, vent pipe, and water gauge. Hydrant head and associated plumbing shall be protected by six (6) inch steel concrete filled posts located no more than twenty-four (24) inches on both sides and extending forty-eight (48) inches above final grade. These posts shall be embedded in concrete after acceptance by the Colchester Hayward Fire Department. Posts shall be painted safety yellow, with a six (6) inch red band at the top. Posts are to be set in concrete. Hydrant head shall be located no more than ten (10) feet from the parking area.
- E. The number of tanks shall be determined by the fire chief and town engineer.
- F. The owner / developer will be responsible for the initial filling of the tank and the Colchester Fire Department shall conduct a flow test prior to acceptance of the tank / plumbing.
- G. Upon testing and acceptance of the system, the Town of Colchester Fire Department will assume responsibility for future inspections, maintenance, and filling.
- H. The cistern shall be installed in accordance with the National Fire Protection Association NFPA 1142 (2001 edition) appendix B, and NFPA 22 (2018 edition) and the manufacturer's instructions.

Dry Hydrant concept drawing:





Lower Connecticut River Valley Council of Governments

145 Dennison Road Essex, CT 06426 | +1 860 581 8554 | www.rivercog.org
Regional Planning Committee

May 5, 2022

Mr. Joseph Mathieu, Chairman
Colchester Planning & Zoning Commission
127 Norwich Avenue
Colchester, CT 06415

SUBJECT: Section 8.11.5, Emergency Services
Petitioner: Colchester Hayward Fire Department

Dear Mr. Mathieu:

The Town of Colchester has submitted the proposed new regulation for review pursuant to Section 3b of the Connecticut General Statutes. This review is being conducted on behalf of adjacent RiverCOG towns East Hampton and East Haddam. The petition proposes new definitions and standards for firefighting water supplies. These comments are provided for the consideration of the Colchester Planning & Zoning Commission during the upcoming public hearing scheduled to commence on May 18, 2022.

Intermunicipal Impacts

Staff review of the proposed regulations results in a finding that adoption of the regulation will not create any adverse intermunicipal impacts to the RiverCOG towns of East Hampton and East Haddam.

Thank you for your consideration of this finding. If you or members of the Planning & Zoning Commission have any questions about this report, please feel free to give me a call at (860) 581-8554.

For the Committee,

J. H. Torrance Downes
Deputy Director, RiverCOG

Copy via email to:

Mr. Jim Ventres, East Haddam Land Use Administrator
Mr. Jeremy DeCarli, East Hampton Land Use Administrator

RiverCOG

12/24 Broadway Site Plan Preliminary Review

Business/Project Description:

Full renovation and addition to existing Barn structure located at back of historic 24 Broadway property, with frontage along Harrington Court. Adaptive reuse into commercial building and venue for public and private events, potentially including, but not limited to, indoor/outdoor weddings, private dinners/parties, live theatre, movie theater, live music, 'beer garden,' and farmers/shopping markets. Accessory business to use with The O'Connell House, 4-room Airbnb and small private events venue, located at adjacent property, 12 Broadway.

Project Scope of Work:

- Development of parking lot(s) and addition of two curb cuts - one along Broadway and one along Harrington Court.
- Possible 'drop off zone' along Broadway.
- Mixed Use zoning permit for 12 Broadway (preexisting use).
- Sewer/water hookup at Barn.
- Town Center reduced parking requirement.
- Liquor license.
- Barn addition with two on-site ADA bathrooms and one catering kitchen.
- Addition of walkways and exterior lighting throughout 12 and 24 Broadway properties.

Submitted by:

Brian T. Smith
H. Jean Smith
Stephanie C. Smith

OCCUPANCY LOAD TABLE		CALCULATED OCCUPANCY LOAD	
ACTUAL OCCUPANCY	ACTUAL OCCUPANCY	ACTUAL OCCUPANCY	ACTUAL OCCUPANCY
RESIDENTIAL	1.0	RESIDENTIAL	1.0
OFFICE	1.0	OFFICE	1.0
RETAIL	1.0	RETAIL	1.0
RESTAURANT	1.0	RESTAURANT	1.0
BAR	1.0	BAR	1.0
CLUB	1.0	CLUB	1.0
THEATER	1.0	THEATER	1.0
CONVENTION	1.0	CONVENTION	1.0
ASSEMBLY	1.0	ASSEMBLY	1.0
RECREATION	1.0	RECREATION	1.0
SALES	1.0	SALES	1.0
STORAGE	1.0	STORAGE	1.0
WAREHOUSE	1.0	WAREHOUSE	1.0
INDUSTRIAL	1.0	INDUSTRIAL	1.0
LABORATORY	1.0	LABORATORY	1.0
MANUFACTURING	1.0	MANUFACTURING	1.0
RESEARCH	1.0	RESEARCH	1.0
TELECOMMUNICATIONS	1.0	TELECOMMUNICATIONS	1.0
TRANSPORTATION	1.0	TRANSPORTATION	1.0
UTILITY	1.0	UTILITY	1.0
OTHER	1.0	OTHER	1.0

PARKING TABLE	
RESIDENTIAL	1.0
OFFICE	1.0
RETAIL	1.0
RESTAURANT	1.0
BAR	1.0
CLUB	1.0
THEATER	1.0
CONVENTION	1.0
ASSEMBLY	1.0
RECREATION	1.0
SALES	1.0
STORAGE	1.0
WAREHOUSE	1.0
INDUSTRIAL	1.0
LABORATORY	1.0
MANUFACTURING	1.0
RESEARCH	1.0
TELECOMMUNICATIONS	1.0
TRANSPORTATION	1.0
UTILITY	1.0
OTHER	1.0

THE COMMISSIONER MAY ALLOW FOR SUB-STREET PARKING IN THE HIGH-DENSITY DEVELOPMENT ZONE TO THE EXTENT OF 10% OF THE TOTAL PARKING REQUIRED FOR THE DEVELOPMENT. THE COMMISSIONER SHALL DETERMINE THE APPROPRIATE LOCATION AND DESIGN OF SUCH PARKING.

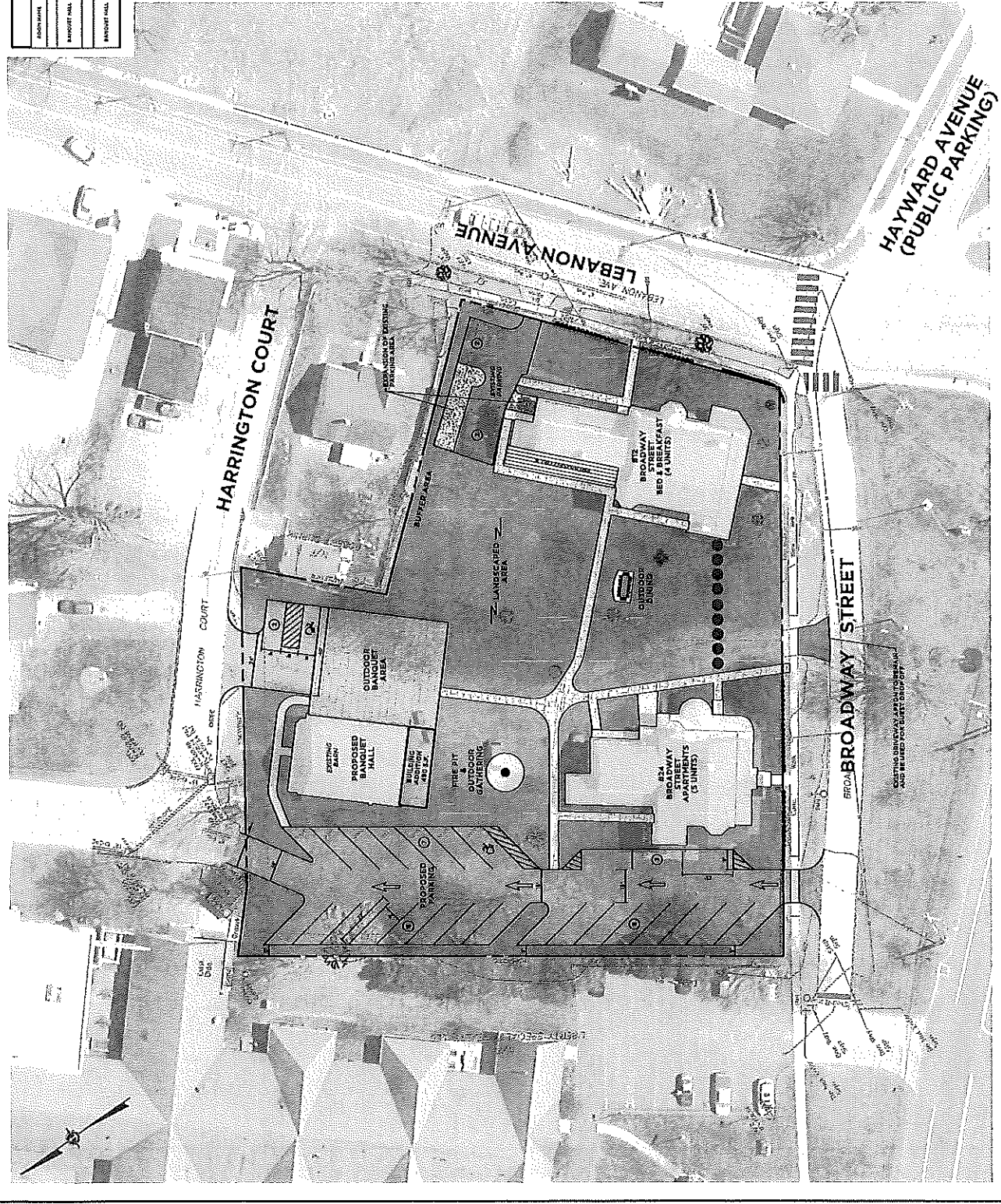
1. THE PROPOSED USES SHALL COMPLY WITH THE ZONING REGULATIONS OF THE TOWN OF WESTPORT.
2. THE PROPOSED USES SHALL COMPLY WITH THE SUBDIVISION MAP ACT AND THE ZONING REGULATIONS OF THE TOWN OF WESTPORT.
3. THE PROPOSED USES SHALL COMPLY WITH THE SUBDIVISION MAP ACT AND THE ZONING REGULATIONS OF THE TOWN OF WESTPORT.

ZONING COMPLIANCE TABLE	
TOWN CENTER DISTRICT	RESIDENTIAL
RESIDENTIAL	RESIDENTIAL
OFFICE	OFFICE
RETAIL	RETAIL
RESTAURANT	RESTAURANT
BAR	BAR
CLUB	CLUB
THEATER	THEATER
CONVENTION	CONVENTION
ASSEMBLY	ASSEMBLY
RECREATION	RECREATION
SALES	SALES
STORAGE	STORAGE
WAREHOUSE	WAREHOUSE
INDUSTRIAL	INDUSTRIAL
LABORATORY	LABORATORY
MANUFACTURING	MANUFACTURING
RESEARCH	RESEARCH
TELECOMMUNICATIONS	TELECOMMUNICATIONS
TRANSPORTATION	TRANSPORTATION
UTILITY	UTILITY
OTHER	OTHER

Barton & Loguidice

400 WEST STREET
WESTPORT, MA 01886
TEL: 978-335-1111
WWW.BARTONLOGUIDICE.COM

CONCEPTUAL DEVELOPMENT PLAN
PREPARED FOR
BRUNN T. & N. JOAN SMITH
12 & 24 BROADWAY STREET
WESTPORT, MA 01886
DATE: 06/17/22
SHEET NO. 1 OF 1



HAYWARD AVENUE
(PUBLIC PARKING)

24 Broadway Barn
approx. 35'x14' 1-story addition
with roof deck

