

# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

WEDNESDAY, June 1, 2022

MEETING AT 7:00 P.M.

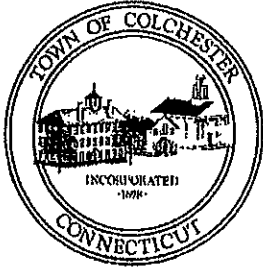
## AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
  - a. May 18, 2022
4. Public Hearings
  - a. Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008) Continued from previous meeting.
5. Five Minute Session for the Public
6. Pending Applications
  - a. Colchester Senior Center – 127 Norwich Ave – Site Plan (2022-006)
7. New Applications
8. Preliminary Reviews
9. Old Business
10. New Business
  - a. Request for extension – Niantic Bay Group LLC, Special Permit (2022-007)
  - b. 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

*Gayle Furman*  
GAYLE FURMAN  
TOWN CLERK

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# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

## Planning & Zoning Commission

May 18, 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

**Absent:** Sean Nadeau

**Others Present:** ZEO Ariel Lago, Wetlands Agent Carol Szymanski and Applicants

### MINUTES

- 1) **Call to Order** – Chairman Mathieu called the meeting to order at 7:01 pm
- 2) **Additions or Deletions to the Agenda** - None
- 3) **Minutes of Previous Meeting**
  - a) May 4, 2022 – Motion by M. Noniewicz to approve, 2<sup>nd</sup> by J. Novak. *Vote was unanimous, motion carried.*
- 4) **Public Hearings**
  - a) Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008) – Legal notice read by A. Lago. Chairman Mathieu asked attendees to come forward with any concerns about commission members seated, none were heard. There were no additional comments from staff. Deputy Fire Chief Don Lee discussed the proposed regulation amendment and outlined impacts to enhanced life/property safety and fire suppression by ensuring a sufficient water supply. Surrounding rural towns have adopted these standards. Members had questions regarding costs to developers associated with these new requirements as well as impacts to homeowners insurance rates. Additional information should be provided to the commission to address these questions. Motion by M. Noniewicz to continue the public hearing until the next meeting, 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, motion carried.*
- 5) **Five Minute Session for the Public** – None
- 6) **Pending Applications** - None
- 7) **New Applications** - None
- 8) **Preliminary Reviews**
  - a) 12/24 Broadway – Proposed renovation and addition to existing barn in the town center village district for use as a commercial building and event venue – Member S. Smith recused herself as she is also a prospective applicant. She took a seat with the audience. Kevin Grindall with Barton & Loguidice spoke on behalf of the applicants Brian, Jean and Stephanie Smith, and introduced a preliminary plan to renovate and add on to an existing barn structure on the property and to also create an event venue at 12 & 24 Broadway, backing up to Harrington Court. A one-way parking lot

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and traffic flow design was presented. Members requested additional details on traffic impacts, proposed hours of operation, lighting design requirements as determined by the Historic District Commission, a landscaping plan, parking and noise.

9) **Old Business - None**

10) **New Business**

a) Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008) – Public Hearing was continued.

11) **Planning Issues and Discussions**

a) Discussion re: Municipal Regulation of Cannabis Establishments – A. Lago will continue to work on compiling data applicable to developing regulations.

b) Colchester Affordable Housing Plan Draft – A. Lago will reach out to SLR Consulting to get an update on the final draft. Possible public hearing on 6/15.

12) **Correspondence - None**

13) **Adjournment** – Motion to adjourn by B. Hayn, 2<sup>nd</sup> by J. Novak. *Vote was unanimous, meeting adjourned at 8:12 pm.*

Respectfully submitted by, Stacey Kilgus, Clerk

# Niantic Bay Group LLC



ALL YOU NEED IN THE PLACE YOU CALL HOME

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May 19, 2022

Ariel Logo  
Zoning Officer/Assistant Town Planner  
Town of Colchester  
127 Norwich Avenue  
Colchester, Connecticut 06415

Ariel:

We have received the town staff comments regarding our proposed zoning application on Wall Street from WPCA director Pam Minella and Town Engineer Sal Tassone. We are confident we can address all of the items on their respective lists; however, my engineer has experienced staffing issues with one of his key designers having contracted Covid. This will delay our response to address these items and accordingly we are requesting our application and public hearing be postponed until the first Zoning meeting in July.

Please accept this correspondence as our official granting of a 65-day extension from June 1, 2022 for the commission to make a decision regarding the application.

Regards,

*John Doran*

John Doran,  
Niantic Bay Group, LLC



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BBB Rating: A+  
as of 5/20/2016  
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