

# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

## PLANNING & ZONING COMMISSION

Wednesday, May 3, 2023  
7:00 pm – Town Hall Meeting Room 1  
Regular Meeting  
AGENDA

RECEIVED  
COLCHESTER, CT  
2023 MAY - 1 PM 12: 24  
Gayle Furman  
TOWN CLERK

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
  - a. Regular Meeting 4/19/23
4. Public Hearings
  - a. **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).
  - b. **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).
5. Five Minute Session for the Public
6. Pending Applications
  - a. **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).
  - b. **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).
7. New Applications
8. Preliminary Reviews

Galaxy Development, LLC for preliminary discussion of commercial project at 131 Linwood Avenue (Assessor's ID 11-00/027-000). Zoning District: Town Center (TC)

**9. Old Business**

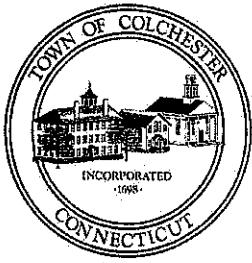
**10. New Business**

**11. Planning Issues and Discussions**

a. Zoning Enforcement Status Report

**12. Correspondence**

**13. Adjournment**



# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

## PLANNING & ZONING COMMISSION

Wednesday, April 19, 2023  
7:00 pm – Town Hall Meeting Room 2  
Regular Meeting  
MINUTES

RECEIVED  
COLCHESTER, CT  
2023 APR 20 PM 1:45  
Gayle Furman  
TOWN CLERK

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

**Members Absent:** M. Kehogreen, S. Smith

**Also Present:** Planning Director D. Sorrentino, Land Use Assistant, S. Kilgus, Applicants, Public

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 pm.
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**
  - a. **Special Meeting 4/5/23** – Motion by M. Noniewicz to approve minutes as written. 2<sup>nd</sup> by B. Hayn.  
*Motion carried with S. Nadeau abstaining.*
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). The public hearing was continued from the last meeting on 4/5/23. Chairman Mathieu asked if anyone in attendance had any concerns with commissioners seated. Hearing none, he asked for an update from staff. D. Sorrentino discussed revised materials that were submitted, additional testimony received and provided members with an overview of changes that were made to the project narrative, security plan and traffic management plan. Changes include modifications to the floor plan, clarification of the flow for customers and an explanation of the types of transactions that will be allowed with both pre-orders and walk-in customers. Chairman Mathieu then asked for those in favor of the application to give testimony, beginning with the applicant. Gordon Videll, representing HWY 95, LLC, and Tom Macre, Still River Wellness, discussed the changes to the floor plan as well as the changes to the narrative. Mr. Videll discussed impacts on property values in the area if a cannabis retail location was to open. Based on studies that have been conducted and his own real estate experience, there should be no negative impacts on values for commercial or residential properties. He spoke of the 3% municipal sales tax that the town will collect as revenue to be used for specific purposes as stated in the state Public Act 21-1. Mr. Macre stated the tax revenue could be \$200,000-\$300,000 annually. Chairman Mathieu asked if there was any other testimony in favor of the application. Hearing

none, he asked if there was anyone who wanted to speak in opposition to the application.

- M. Mikalski stated he works with law enforcement and the medical examiner and has seen public health impacts due to drug use. He discussed overdose deaths and visits to the emergency room.
- V. Catalina is the Director of Youth & Social Services for the Town of Colchester and spoke about prioritizing children in the community. She stated there is harm in normalizing marijuana use. She also discussed the public perception of the Westchester Village area that already has a bar and a pawn shop across the street and how a marijuana store will affect it further.

Correspondence in opposition to the proposal was submitted by M. Mikalski on behalf of R. Rothlein and also by the Colchester Youth First Coalition.

Chairman Mathieu said the policy issue of whether or not Colchester should allow cannabis retail was settled when the town adopted regulations rather than enacting a full ban on cannabis uses in town. He said, at this point, the question is “does this application fit the regulations?”.

Motion by M. Noniewicz to close the public hearing for application PZC 2023-001. 2<sup>nd</sup> by J. Novak. *Vote was unanimous, motion carried.*

- 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). This public hearing was continued from the last meeting. D. Sorrentino stated revised plans were submitted by the applicant to address outstanding questions regarding outdoor lighting and municipal Aquifer Protection Overlay Zone (APOZ) regulation compliance. Mark Reynolds, P.E. went over the changes to the plans. D. Sorrentino discussed the types of lighting that will be used on the building exterior. Speaking on the APOZ regulations, Mr. Reynolds reviewed the compliance standards and explained there will be no hazardous materials housed on the site and no activity that would have negative impacts on the APOZ. Chairman Mathieu asked if anyone else would like to speak in favor of the application. Hearing none, he asked if anyone wished to speak in opposition. Again hearing none, M. Noniewicz motioned to close the public hearing for application PZC 2023-003. 2<sup>nd</sup> by J. Novak. *Vote was unanimous, motion carried.*
- c. 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). D. Sorrentino stated the applicant was unable to attend the hearing and requested it be continued until the next regular meeting. Motion by M. Noniewicz to continue the public hearing until the next regular meeting on 5/3 to allow the applicant to be present. 2<sup>nd</sup> by J. Novak. *Vote was unanimous, motion carried.*
- d. 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. D. Sorrentino indicated that the 30-day reply window for abutting towns had now passed, and we received no comments. No further discussion by members. Motion by

M. Noniewicz to close the public hearing. 2<sup>nd</sup> by S. Nadeau. *Vote was unanimous, motion carried.*

**5. Five Minute Session for the Public** – Lori Scherff, Skyview Dr, asked if there was an update to the on-going zoning compliance issue with a large accessory building at a property on her street. D. Sorrentino explained the case has been referred to the town attorney's and the town has been advised to use caution when discussing the legal matter. Mrs. Scherff was encouraged to contact town staff directly.

**6. Pending Applications –**

- 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). To begin the commission's deliberation on the application, M. Noniewicz stated he agreed with Chairman Mathieu's statement about the job of the commission now being to determine if the application fits the regulations rather than to go back to the issue of whether Colchester should allow cannabis retail. Chairman Mathieu stated the application meets the general evaluation criteria for Special Permits and actually goes even further. General requirements for all cannabis uses and specific standards for retailers, hybrid retailers and dispensaries are also satisfied. Members discussed signage on the building and on the pylon sign for the plaza near the road. Motion by M. Noniewicz to approve application PZC 2023-001 of HWY 95, LLC (Applicant) and Tri Town Plaza, LLC (Owner) – Special Permit for Cannabis Retailer at 493 Westchester Rd. in accordance with all testimony and documentation submitted and in conformance with all applicable regulations. 2<sup>nd</sup> by B. Hayn. *Motion carried with J. Novak abstaining.*
- 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). The applicant should determine if there are any public water supply wells within 1000' of the location and if so, identify it on the plan to meet the requirement, but not intended as a condition of approval. Motion by M. Noniewicz to approve application PZC 2023-003 of ARK Distillery, LLC. 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, motion carried.*
- c. 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). No action or discussion.
- d. 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. No further discussion. Motion by M. Noniewicz to approve application PZC 2023-002 of the Colchester Planning & Zoning Commission (applicant), proposed regulation 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 effective 5/5/23. 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, motion carried.*

**7. New Applications**

**8. Preliminary Reviews**

**9. Old Business**

**10. New Business**

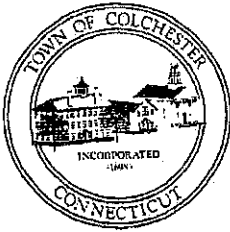
**11. Planning Issues and Discussions**

- a. **Zoning Enforcement Officer Status Report** – D. Sorrentino will discuss the town’s enforcement status with outgoing ZEO Ariel Lago. He will work on the enforcement until a new ZEO is hired.

**12. Correspondence**

- 13. Adjournment** – Motion to adjourn by M. Noniewicz. 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, meeting adjourned at 8:22 pm.*

Respectfully Submitted by: Stacey Kilgus, Land Use Assistant



APPLICATION NO PLC 2023-005

TOWN OF COLCHESTER, CONNECTICUT  
APPLICATION FOR ZONE CHANGE

RECEIVED  
MAR 06 2023  
[Signature]

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 RU 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)

[Signature]  
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

208

FORM 373-CONNECTICUT WARRANTY DEED  
REV. 2/88

*Vol 217*

TUTTLEMAN REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

**To all People to Whom these Presents shall Come, Greeting:**

**Know Ye, That** We, Angus McDonald and Mary McDonald, a/k/a  
Angus L. McDonald and Mary J. McDonald, of the Town of Old Lyme, County  
of New London and State of Connecticut

for ~~XXXXXXXXXXXX~~ no monetary consideration

received to our full satisfaction of Gingerfield Associates, a Connecticut  
partnership with offices at 759 Boston Post Road, Madison, Connecticut

do give, grant, bargain, sell and confirm unto the said Gingerfield Associates

All that certain piece or parcel of real property located in Colchester, CT  
and specifically described on Schedule A attached hereto and made a part  
hereof.

"No Conveyance Tax collected

*Fabrice A. La Greca*

Town Clerk of Colchester"

03590

*Vol 217*

*89-208*



That certain piece or parcel of land located on the southerly boundary of Chestnut Hill Road, in the town of Colchester, County of New London and State of Connecticut being a portion of the boundary shown on a map entitled; "Property of Jerome Squire", Chestnut Hill Road, Colchester, Connecticut, July 5, 1980, Scale: 1"=100', Sheet 1 of 2 and Sheet 2 of 2, prepared by Dutch & Associates, said premises being bounded and described as follows:

BEGINNING at a point on the southerly boundary of Chestnut Hill Road, said point being the northwest corner of herein described piece and the northeast corner of land N/F Clark and running S 10° 47' 26" E a distance of 248.80 feet to a point;

THENCE - S 80° 58' 42" W a distance of 591.53 feet to a point;

THENCE - S 83° 10' 15" W a distance of 335.52 feet to a point;

THENCE - S 81° 09' 08" W a distance of 555.04 feet to a point;

THENCE - S 79° 50' 25" W a distance of 361.45 feet to a point;

THENCE - S 81° 58' 37" W a distance of 336.73 feet to a point;

THENCE - S 82° 44' 55" W a distance of 400.61 feet to a point;

THENCE - S 12° 13' 42" E a distance of 345.26 feet to a point;

THENCE - S 9° 20' 28" E a distance of 393.44 feet to a point;

THENCE - S 12° 18' 51" E a distance of 406.02 feet to a point;

These last ten courses and distances bounded by land N/F Clark

THENCE - N 83° 39' 48" E a distance of 627.71 feet to a point;

THENCE - N 85° 25' 58" E a distance of 432.24 feet to a point;

THENCE - N 84° 43' 47" E a distance of 452.11 feet to a point;

THENCE - N 84° 40' 21" E a distance of 506.93 feet to a point;

THENCE - N 84° 25' 50" E a distance of 606.52 feet to a point;

THENCE - N 84° 45' 46" E a distance of 273.08 feet to a point;

THENCE - N 85° 10' 50" E a distance of 795.82 feet to a point;

These last seven courses and distances bounded by land N/F Ozimek.

THENCE - N 46° 01' 09" W a distance of 773.56 feet to a point;

THENCE - N 20° 15' 28" E a distance of 462.44 feet to a point on the southerly boundary of Chestnut Hill Road;

These last two courses and distances bounded by other land of Jerome Squire.

THENCE - along the southerly boundary of Chestnut Hill Road, N 53° 22' 15" W a distance of 90.58 feet to a point;

THENCE - continuing along the southerly boundary of Chestnut Hill Road, N 64° 35' 03" W a distance of 110.44 feet to a point;

THENCE - S 20° 15' 28" W a distance of 450.00 feet to a point;

THENCE - N 65° 41' 11" W a distance of 623.46 feet to a point;

THENCE - N 22° 27' 59" E a distance of 450.00 feet to a point on the southerly boundary of Chestnut Hill Road;

These last three courses and distances bounded by other land of Jerome Squire.

THENCE - along the southerly boundary of Chestnut Hill Road, N 67° 32' 01" W a distance of 42.82 feet to a point;

THENCE - continuing along the southerly boundary of Chestnut Hill Road, N 65° 41' 27" W a distance of 207.18 feet to the point and place of beginning. Said parcel containing 90.1159 acres.

Subject only to the current real estate taxes and a mortgage in the amount of \$200,000.00 due to Connecticut National Bank, which taxes and mortgage the Grantee agrees to assume and pay as part of the consideration of this transaction.

Vol 217.

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To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee and its heirs, successors and assigns forever, to its and their own proper use and behoof.

And also, We the said grantors do for our heirs, executors and administrators, covenant with the said grantee and its successors, and assigns, that at and until the encalling of these presents, well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, We the said grantors do by these presents bind ourselves and our heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee and its successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, We have hereunto set our hands and seals this 24th day of August in the year of our Lord nineteen hundred and eighty-eight Signed, Sealed and Delivered in presence of

John P. Efinger, Whitney A. Tolcott, Angus McDonald, Mary McDonald. L.S.

State of Connecticut, County of ... On this the 24th day of August, 1988 before me, the undersigned officer, personally appeared Angus McDonald and Mary McDonald, a/k/a Angus L. McDonald and Mary J. McDonald

known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal. [Signature]

State of Connecticut, County of ... On this the ... day of ... 19 ... before me, the undersigned officer, personally appeared ... who acknowledged himself to be the ... a corporation, and that he as such ... being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

Latest address of Grantee: No. and Street City State Zip

RECEIVED COLCHESTER, CT SEP 13 AM 10:47



# Town of Colchester, CT

Property Report

Map Block Lot 4E-05/004-011

PID 1834

Building # 1 Section # 1

Account G0405000

## Property Information

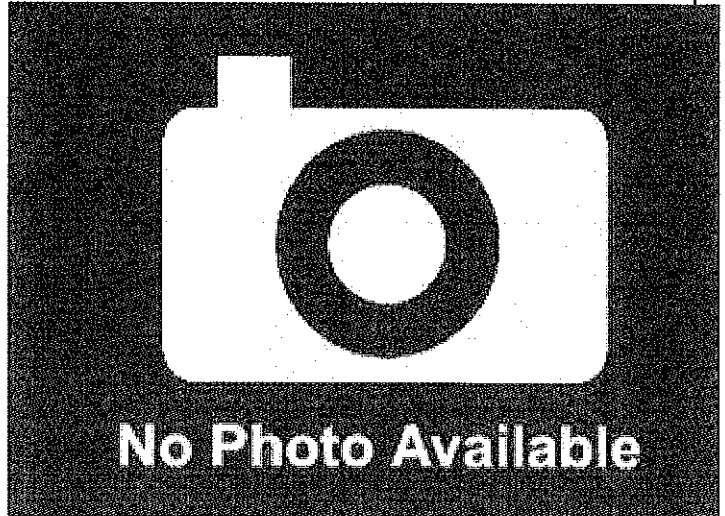
Property Location	CHESTNUT HILL RD
Owner	GINGERFIELD ASSOCIATES
Co-Owner	FRED J CRISCUOLO + CO PC
Mailing Address	3013 DIXWELL AVE HAMDEN CT 06518
Land Use	1300 Vacant Lnd
Land Class	R
Zoning Code	R-40
Census Tract	

Neighborhood	
Acreage	90.12
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

## Photo



## Sketch



## Primary Construction Details

Year Built	0
Stories	
Building Style	UNKNOWN
Building Use	Vacant
Building Condition	
Interior Floors 1	
Interior Floors 2	NA
Total Rooms	0
Basement Garages	
Occupancy	
Building Grade	

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

Exterior Walls	
Exterior Walls 2	NA
Interior Walls	
Interior Walls 2	NA
Heating Type	
Heating Fuel	
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	





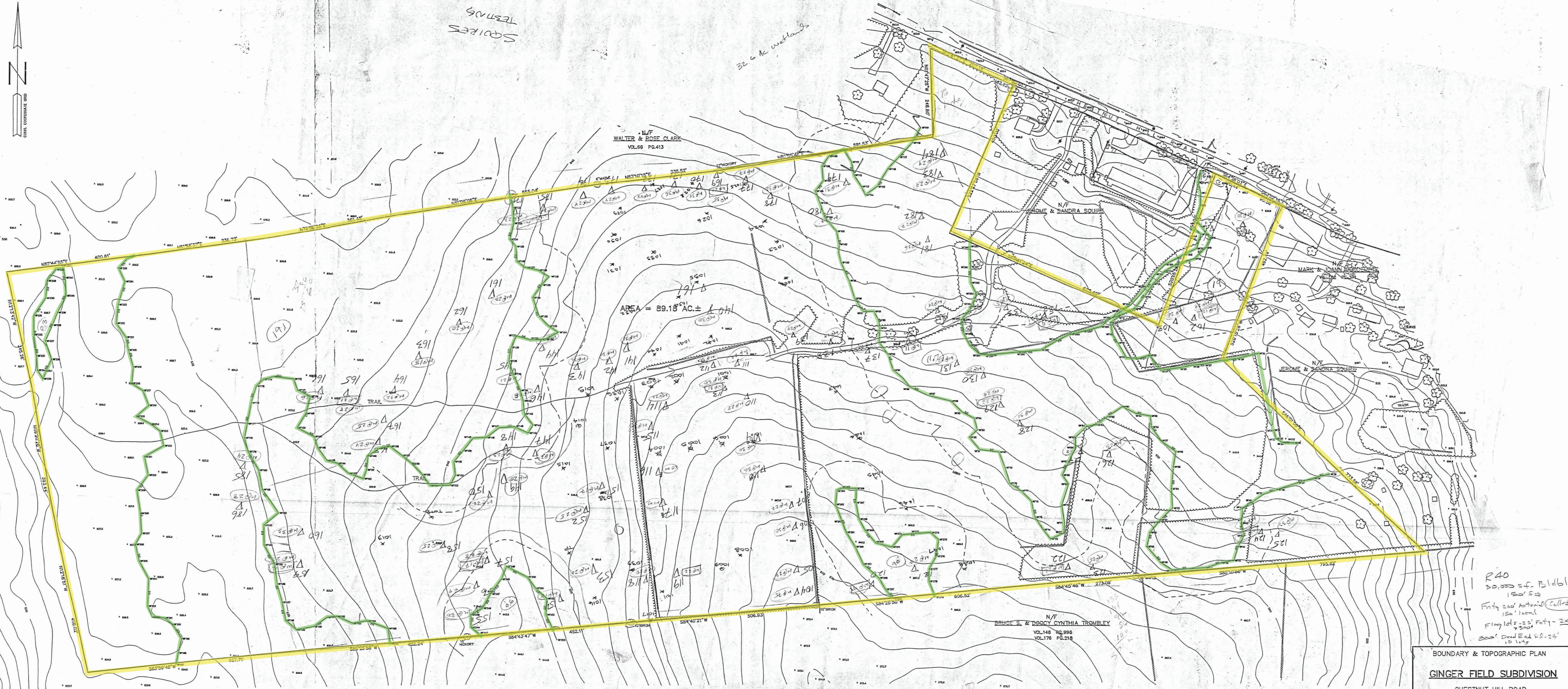
SWITCH  
SCIPES

32 Ac wetlands

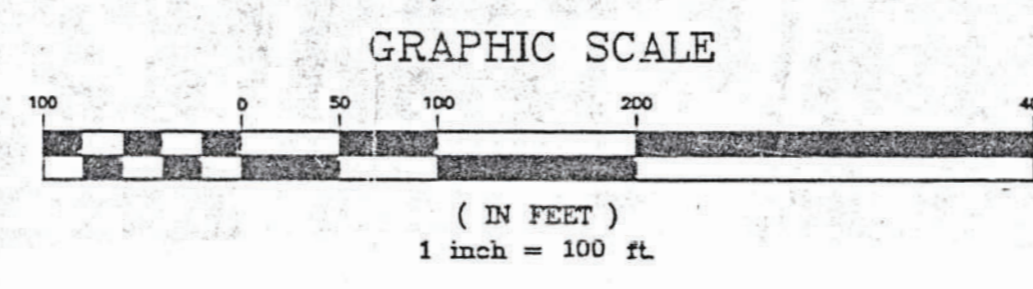
N/F  
WALTER & ROSE CLARK  
VOL.68 PG.413

N/F  
BRUCE S. & DBOCY CYNTHIA TROMBLEY  
VOL.148 PG.996  
VOL.176 PG.218

AREA = 89.18 AC ±



R40  
30,000 sq. ft. P.1461  
150' x 50'  
Fifty 200' Antenna Cell  
150' local  
Flag 105, 225' Fifty - 2X  
9900'  
300' Dredge 10.24'  
10' long



GARY P. SHARPE  
CONN. P.E. #9457

\*PERIMETER BOUNDARY TAKEN FROM REFERENCE  
MAP A. (CLASS A-2 SURVEY).

ANGUS L. McDONALD  
CONN. L.S. #5882

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE  
PREPARED IN ACCORDANCE WITH THE STANDARDS OF A  
CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE  
FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS  
ADOPTED DECEMBER 10, 1978 AS AMENDED BY THE CON-  
NECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

BOUNDARY & TOPOGRAPHIC PLAN  
**GINGER FIELD SUBDIVISION**  
CHESTNUT HILL ROAD  
COLCHESTER, CONNECTICUT  
DATE: FEB. 4, 1997 SCALE: 1" = 100'

REVISIONS:

ANGUS McDONALD / GARY SHARPE  
& ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
OLD SAIBROOK, CONNECTICUT

DRW: [ ] CKD: [ ]  
SHEET 1 OF 1 JOB NO. R3977R

# Town of Colchester

Geographic Information System (GIS)



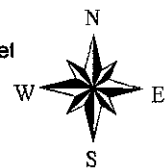
Date Printed: 2/26/2023



**MAP DISCLAIMER - NOTICE OF LIABILITY**

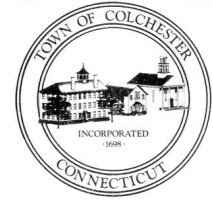
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 1000 feet

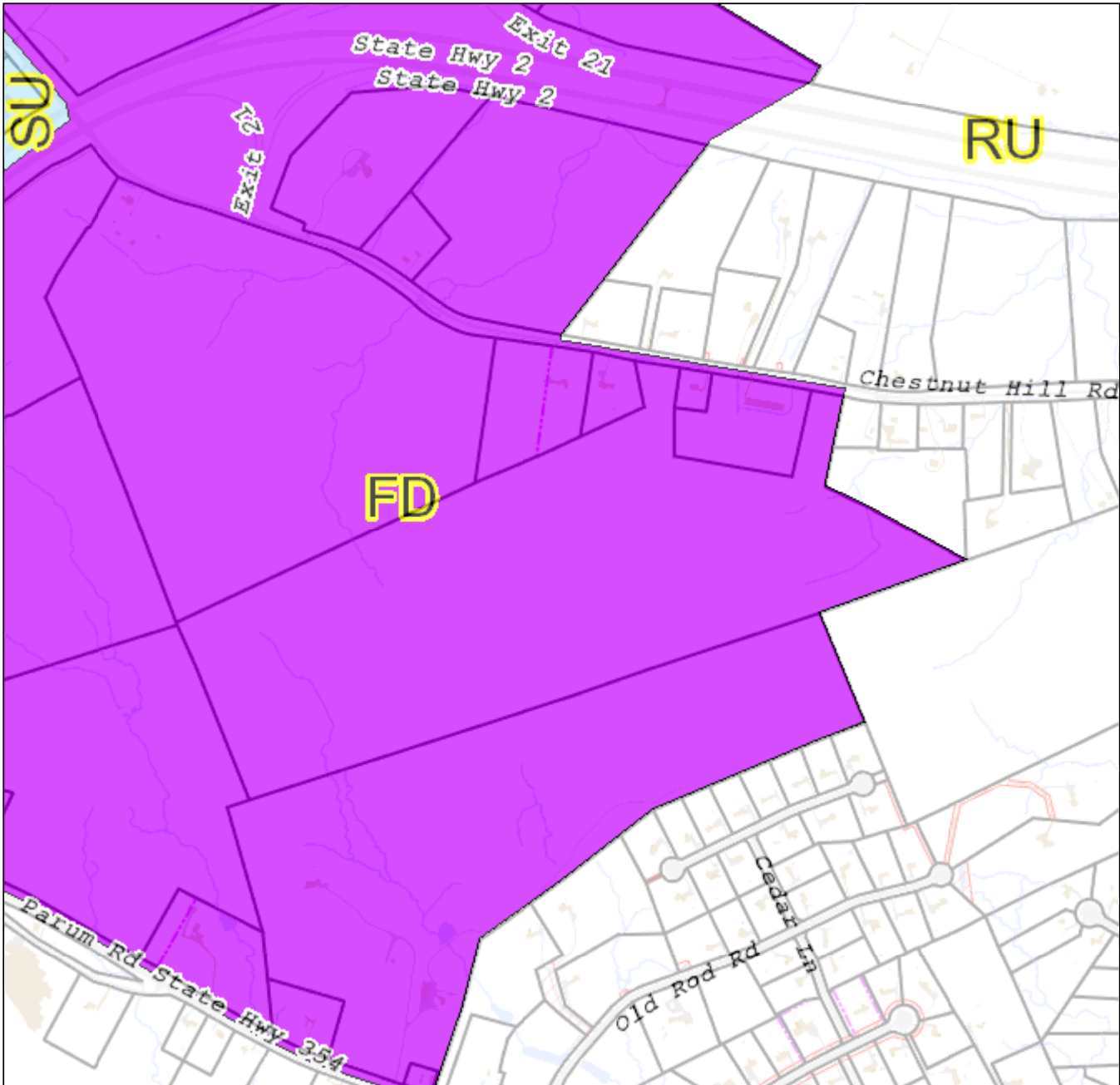


# Town of Colchester

Geographic Information System (GIS)



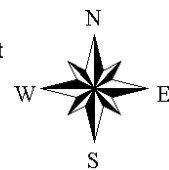
Date Printed: 4/17/2023



**MAP DISCLAIMER - NOTICE OF LIABILITY**

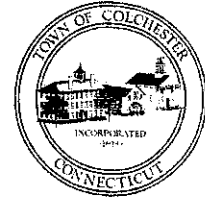
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Approximate Scale: 1 inch = 800 feet



# Town of Colchester

Geographic Information System (GIS)



Date Printed: 2/26/2023



### **MAP DISCLAIMER - NOTICE OF LIABILITY**

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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	DIRIENZO 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

**Demian Sorrentino**

---

**From:** Martin Squire <msquire@squireblanckcpas.com>  
**Sent:** Friday, April 14, 2023 11:53 AM  
**To:** Demian Sorrentino  
**Subject:** PZC 2023-005 (McDonald)  
**Attachments:** POA S.S..pdf; POA J.S..pdf

**Importance:** High

Mr. Sorrentino, Thank you for taking my call earlier today. This is my letter to the Commission on behalf of my parents. My contact information is below. I have attached my power of attorney for my parents so I can be contacted directly on this matter. Thanks, Martin Squire

\*\*\*\*\*  
\*\*\*\*\*

Jerome & Sondra Squire  
172 Chestnut Hill Rd.  
Colchester, CT 06415

April 14, 2023

Joseph Mathieu, Chairman and Other Members  
Colchester Planning & Zoning Commission  
Demian Sorrentino, Planning Director Town of Colchester  
127 Norwich Avenue  
Colchester, CT 06415

RE: PZC 2023-005, Mary McDonald ETAL, Request for zoning change.

Dear Mr. Mathieu, Mr. Sorrentino and Zoning Commission Members:

We are the owners of parcels on Chestnut Hill Rd. that abut or are near the property owned by the applicant. While 2 of our parcels are zoned Rural Use and one, 148 Chestnut Hill Rd., is zoned Future Development, we would be in favor of the change to back to Rural Use for the McDonald Property since it reflects the current and likely future land use for that section of Chestnut Hill Rd.

If the McDonald request for a zoning change to Rural Use is approved by the Commission, we are not sure where that would leave our property at 148 Chestnut Hill Rd. Since the McDonald property abuts our property on 3 sides with the road being the 4th (with the exception of the

Rapuano home at 140 Chestnut Hill Rd.) we would hope that any change to Rural Use would apply to our property as well. If we are required to make our own application please advise.

Thank you for your time and consideration.

Sincerely,

Jerome Squire by Martin Squire P.O.A.

Sondra Squire by Martin Squire P.O.A.

**Martin H. Squire, CPA**  
Partner  
Blumenthal Squire & Blanck  
203-230-3567 voice  
203-710-4773 cell  
203-230-3571 fax  
2494 Whitney Avenue  
Hamden, CT 06518

**Email:**

[Msquire@squireblanckcpas.com](mailto:Msquire@squireblanckcpas.com)

**Web:**

[www.squireblanckcpas.com](http://www.squireblanckcpas.com)

**Secure File Upload:**

[bracket.email/msquire](mailto:bracket.email/msquire)

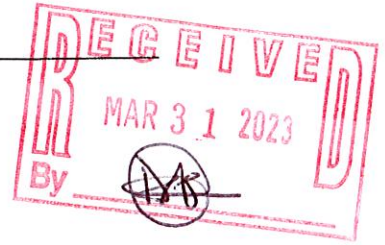
**IRS Required Statement:** This document (and any attachments) was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



P&ZC Application No. \_\_\_\_\_

**PLANNING & ZONING COMMISSION  
TOWN OF COLCHESTER, CONNECTICUT  
APPLICATION FOR ZONE CHANGE**



This application form, applicable fee(s), five (5) sets of plans 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). The Applicant shall submit a copy of the Assessor's Map showing all properties and zoning districts 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. Public Hearing is required.

NAME OF APPLICANT: ASW, LLC  
(Please Print)

MAILING ADDRESS: 143 Merrow Rd, Tolland, CT 06084

EMAIL ADDRESS: adwct@aol.com TELEPHONE: 860-930-9930

OWNER(S) OF RECORD: See Addendum Attached  
(Please Print)

MAILING ADDRESS: See Addendum Attached

STREET ADDRESS OF SUBJECT PROPERTY (IES): See Addendum Attached

ASSESSOR'S MAP \_\_\_\_\_ LOT(S) See Addendum Attached

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 ZONING DISTRICT DESIGNATION(S): FD

PROPOSED ZONING DISTRICT DESIGNATION(S): SU

ENGINEER/SURVEYOR: David Ziaks, FA Hesketh TELEPHONE: 860-653-8000

MAILING ADDRESS: 6 Creamery Brook, East Granby, CT 06026

**CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED:**

NAME: Dorian R. Famiglietti, Kahan, Kerensky, Capossela LLP  
(Please Print) (Firm Name, if Applicable)

MAILING ADDRESS: 45 Hartford Tnpk, Vernon, CT 06066

EMAIL ADDRESS: dfamiglietti@kkc-law.com TELEPHONE: 860-812-1765

<u><i>Dorian R. Famiglietti</i></u> <u>3/31/2023</u>	<u>See Attached</u>
APPLICANT(S) SIGNATURE                      DATE	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: <u>3-31-23</u>	P&ZC FEE PAID: \$ <u>610.</u>	CK# <u>15124</u>
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: _____	

## APPLICATION ADDENDUM

### Parcels Included Within Zone Change FD to SU

Assessor's Map/Block/Lot	Street Address	Owner of Record	Approx Acreage
03-09-049	Lake Hayward Rd	Roaring Brook Advisors LLC 554 Boston Post Rd Madison, CT 06443	19 ac
03-09-52B	Lake Hayward Rd	Kathleen B. Fabian 279 Long Hill Rd Andover, CT 06232	18 ac
03-09-52A	Lake Hayward Rd	Patrick Shugrue 75 Hunting Hill Ave Middletown, CT 06457	20 ac

### Consistency with Colchester 2015 Plan of Conservation & Development (POCD)

The above three (3) parcels are presently located in the Future Development (FD) Zone and designated in the POCD for future commercial and industrial development (see page 82). However, as noted in the POCD itself, the POCD is an *advisory* document (see page 2), intended to guide conservation and development activities; but it is also intended to be *flexible* in order to allow for adjustments so that the ultimate goals and objectives in the POCD may be achieved (see page 81). As such, the POCD may be amended or modified by the Commission when time or experience indicates a need for a change. For at least the past 2 decades, time and experience have shown that there has been limited interest or opportunity for commercial development of FD zoned parcels lying westerly of Route 11.

The POCD's stated goals and recommendations include (1) guiding uses to appropriate locations and (2) growing Colchester's tax base (see page 55). Given the predominantly residential uses existing westerly of Route 11, Applicant suggests that commercial/business development is not appropriate on these parcels and the more appropriate uses to be guided here are those contained in the Suburban Use (SU) Zone. The SU zone

would allow for primarily residential uses, with some complimentary business uses. These types of SU Zone uses, which include multifamily development, retail sales and professional services, could all significantly contribute to Colchester's tax base.

In addition, the POCD recognizes that Colchester would greatly benefit from increased multifamily housing development, not only to meet the housing needs of an aging population, as well as those of younger people who do not yet want a single family home (see page 57), but also by providing more affordable housing options (see page 61). A rezoning of the subject parcels to SU would provide the opportunity for multifamily development on these parcels.

March 27, 2023

Colchester Planning and Zoning Commission  
127 Norwich Ave.  
Colchester, CT 06415

**Re: Lake Hayward Rd; Assessor's Parcel 03-09-049**


To Whom It May Concern:

Please be advised that the undersigned is the owner of the above referenced land. In this regard, please take this letter as the owner's consent to allow ASW, LLC and/or Alan Williams to file an application with the Colchester Planning and Zoning Commission to change the zone for this property from FD (Future Development) to SU (Suburban Use).

If you have any questions, please do not hesitate to contact me.

Sincerely,

Roaring Brook Advisors LLC

By:  .....  
Erin I. Mclover



SCHEDULE "A"

That certain parcel of land situated in the Town of Colchester, County of New London and State of Connecticut, on the southeasterly side of Lake Hayward Road and the westerly side of Connecticut Route No. 11, bounded and described as follows:

EASTERLY - by land formerly of Rowland Allen and William Kinney;

SOUTHERLY- by highway leading from land formerly of Hoxie Brown to A. R. Bigelow and land formerly of Nick Klimock (Shugrue Road);

WESTERLY

and

NORTHERLY- by highway and land now or formerly of F. H. Brown and Rowland Allen;

but EXCEPTING therefrom those parcels of land and rights conveyed by the Grantor herein in the following instruments:

1. Warranty Deed to Robert M. Dias dated 12/4/65 and recorded in the Colchester Land Records in Volume 87 at Page 357.
2. Warranty Deed to Leo M. Fedus, et al, dated 7/11/69 and recorded in said Colchester Land Records in Volume 96 at Page 200.
3. Certificate of Condemnation to the State of Connecticut dated 7/18/69 and recorded in said Colchester Land Records in Volume 96 at Page 238.
4. Drainage right of way and easement to the State of Connecticut dated 10/15/70 and recorded in said Colchester Land Records in Volume 98 at Page 563.

Received for Record at Colchester, CT  
On 10/18/2012 At 11:45:33 am

Nancy A. Bray

# Town of Colchester

Geographic Information System (GIS)



Date Printed: 3/8/2023



### **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.



Abutters of 03-09-049

03-09/050-000

LOCHOWSKI NATHAN + KRISTI MARIE  
99 LAKE HAYWARD RD  
COLCHESTER CT 06415

03-09/52B-000

FABIAN KATHLEEN B  
279 LONG HILL RD  
ANDOVER CT 06232

03-09/076-000

FEDUS STEPHEN M TRUSTEE  
369 EAST SHORE DR  
COLCHESTER CT 06415

03-09/077-000

FEDUS STEPHEN M TTEE  
369 EAST SHORE DR  
COLCHESTER CT 06415

03-09/075-000

LEWIS PETER A + MARY ANN  
86 LAKE HAYWARD RD  
COLCHESTER CT 06415

03-09/049-000

ROARING BROOK ADVISORS LLC  
554 BOSTON POST ROAD  
MADISON CT 06443

03-09/52A-000

SHUGRUE PATRICK  
75 HUNTING HILL AVE  
MIDDLETOWN CT 06457

03-09/053-000

177 BOZRAH STREET LLC  
10 WILLIAMSBURG DR  
LONGMEADOW MA 01106

03-09/074-000

LAUFER PROPERTIES LLC  
138 BREWSTER RD  
WEST HARTFORD CT 06117

March 20, 2023

Colchester Planning and Zoning Commission  
127 Norwich Ave.  
Colchester, CT 06415

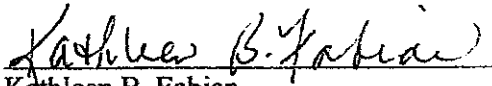
**Re: Lake Hayward Rd; Assessor's Parcel 03-09-52B**

To Whom It May Concern:

Please be advised that the undersigned is the owner of the above referenced land. In this regard, please take this letter as the owner's consent to allow ASW, LLC and/or Alan Williams to file an application with the Colchester Planning and Zoning Commission to change the zone for this property from FD (Future Development) to SU (Suburban Use).

If you have any questions, please do not hesitate to contact me.

Sincerely,

  
Kathleen B. Fabian

QUIT CLAIM DEED - STATUTORY FORM  
Vol. 155

155

ARTHUR H. BROWN of the Town of Colchester, County of New London and  
State of Connecticut

for consideration ~~has~~ grant to ARTHUR H. BROWN and LILLIAN G. BROWN, both of  
the Town of Colchester, County of New London and State  
of Connecticut

with QUIT-CLAIM COVENANTS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP  
(Description and encumbrances, if any, and any additional provisions)

The certain parcel of land situated in the Town of Colchester, County  
of New London and State of Connecticut, on the westerly side of  
Connecticut Route No. 11 and the southerly side of Shugrue Road,  
containing 18 acres, more or less, and shown as Parcel No. 52-D on  
Assessor's Map 3-9 on file in the Assessor's Office in the Town of  
Colchester, said premises being bounded and described as follows:

- NORTHERLY - by Shugrue Road, 500 feet, more or less;
- EASTERLY - by Connecticut Route No. 11, 1,450 feet, more or less;
- SOUTHERLY - by land now or formerly of the State of Connecticut,  
700 feet, more or less; and
- WESTERLY - by land now or formerly of Martin A. Shugrue, et al,  
1,450 feet, more or less.

Signed this 15th day of September, 1986

Witnessed by:

*Arthur H. Brown*      *Arthur H. Brown*  
 Arthur H. Brown      Arthur H. Brown

*Patricia J. Bevan*  
 Patricia J. Bevan

State of Connecticut,  
County of NEW LONDON

Colchester September 15 1986

SEP 15 P. 12 08

Personally Appeared Arthur H. Brown  
on Sept 15, 1986 at 12:08 PM

Attest, Patricia La Greca, Town Clerk

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his  
free act and deed  
before me.

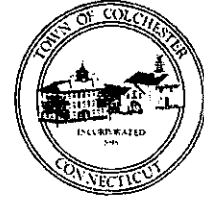
Latest mailing address of Grantor:  
No. and Street Buckley Hill Road  
City Colchester  
State Connecticut Zip 06415

*Arthur H. Brown*  
Commissioner of Superior Court  
Title of Officer

03697

# Town of Colchester

Geographic Information System (GIS)



Date Printed: 3/8/2023



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Abutters of 03-09-52B

03-09/52B-000  
FABIAN KATHLEEN B  
279 LONG HILL RD  
ANDOVER CT 06232

03-09/030-000  
STEFANOWICZ LOUISE F  
72 WEST RD  
COLCHESTER CT 06415

03-09/30A-000  
STEFANOWICZ LOUISE F  
72 WEST RD  
COLCHESTER CT 06415

03-09/020-000  
CULHANE KATHLEEN  
23 SHUGRUE RD  
COLCHESTER CT 06415

03-09/049-000  
ROARING BROOK ADVISORS LLC  
554 BOSTON POST ROAD  
MADISON CT 06443

03-09/52A-000  
SHUGRUE PATRICK  
75 HUNTING HILL AVE  
MIDDLETOWN CT 06457

03-09/053-000  
177 BOZRAH STREET LLC  
10 WILLIAMSBURG DR  
LONGMEADOW MA 01106

03-09/052-000  
CONNECTICUT STATE OF  
165 CAPITOL AVE  
HARTFORD CT 06106

March 27, 2023

Colchester Planning and Zoning Commission  
127 Norwich Ave.  
Colchester, CT 06415


**Re: Lake Hayward Rd; Assessor's Parcel 03-09-52A**

To Whom It May Concern:

Please be advised that the undersigned is the owner of the above referenced land. In this regard, please take this letter as the owner's consent to allow ASW, LLC and/or Alan Williams to file an application with the Colchester Planning and Zoning Commission to change the zone for this property from FD (Future Development) to SU (Suburban Use).

If you have any questions, please do not hesitate to contact me.

Sincerely,

  
Patrick Shugrue



## PROPERTY DESCRIPTION

All that certain piece or parcel of land, together with the buildings and improvements, situated in the Town of Colchester, County of New London and State of Connecticut, located off Lake Hayward Road, containing 20 acres, and being shown as Assessor Map 03 Block 09 Lot 52A, and being bounded and described as follows:

- Northerly by Shugrue Road, so called;
- Easterly by land now or formerly of Hoxie Brown;
- Southerly by land now or formerly of A.R. and J.E. Bigelow; and
- Westerly by land now or formerly of A.R. and J.E. Bigelow.

# Town of Colchester

Geographic Information System (GIS)

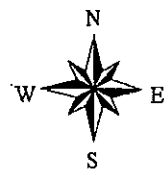


Date Printed: 3/8/2023



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Abutters of 03-09-52A

03-09/52B-000

FABIAN KATHLEEN B  
279 LONG HILL RD  
ANDOVER CT 06232

03-09/054-000

LAUFER LEON + AUDREY  
138 BREWSTER RD  
WEST HARTFORD CT 06117-2

03-09/049-000

ROARING BROOK ADVISORS LLC  
554 BOSTON POST ROAD  
MADISON CT 06443

03-09/055-000

LIN ZHUZHEN  
128 MILL ST  
COLCHESTER CT 06415

03-09/52A-000

SHUGRUE PATRICK  
75 HUNTING HILL AVE  
MIDDLETOWN CT 06457

03-09/053-000

177 BOZRAH STREET LLC  
10 WILLIAMSBURG DR  
LONGMEADOW MA 01106

03-09/052-000

CONNECTICUT STATE OF  
165 CAPITOL AVE  
HARTFORD CT 06106



Area to be rezoned from FD to SU  
Approximately 57 Acres

**AREA PLAN WITH 500 FOOT ABUTTERS**

Key	Address	Owner	Property #	Zone	Key	Address	Owner	Property #	Zone	Key	Address	Owner	Property #	Zone
1	Lake Hayward Road	Stephen M. Fedus, Trustee 369 East Shore Drive Colchester, CT 06415	03-09/077-000	FD	5	99 Lake Hayward Road	Nathan and Kristi Marie Lochowski 99 Lake Hayward Road Colchester, CT 06415	03-09/050-000	FD	9	Connecticut Route 11	State of Connecticut 165 Capitol Avenue Hartford, CT 06106	N/A	N/A
2	82 Lake Hayward Road	Stephen M. Fedus, Trustee 369 East Shore Drive Colchester, CT 06415	03-09/076-000	FD	6	123 Lake Hayward Road	177 Bozrah Street LLC 10 Williamsburg Drive Longmeadow, MA 01106	03-09/053-000	FD	10	23 Shugrue Road	Kathleen Culhane 23 Shugrue Road Colchester, CT 06415	03-09/020-00	RU
3	86 Lake Hayward Road	Peter A. and Mary Ann Lewis 86 Lake Hayward Road Colchester, CT 06415	03-09/075-000	FD	7	133 Lake Hayward Road	Leon and Audrey Laufer 138 Brewster Road West Hartford, CT 06117	03-09/054-000	FD	11	West Road	Louise F. Stefanowicz 72 West Road Colchester, CT 06415	03-09/30A-000	RU
4	94 Lake Hayward Road	Laufer Properties LLC 138 Brewster Road West Hartford, CT 06117	03-09/074-000	FD	8	Lake Hayward Road	State of Connecticut 165 Capitol Avenue Hartford, CT 06106	03-09/052-000	FD	12	72 West Road	Louise F. Stefanowicz 72 West Road Colchester, CT 06415	03-09/030-000	RU

No.	Date	Revisions: Description

PROPOSED ZONE CHANGE  
PREPARED FOR  
**ROARING BROOK ADVISORS LLC**  
LAKE HAYWARD ROAD  
COLCHESTER, CONNECTICUT  
Drawn by: KLL Job no: 08146  
Checked by: DSZ Sheet no: 1 OF 1  
Date: 03-31-2023  
Scale: 1" = 200'

**ZC-1**

**F. A. Hesketh & Associates, Inc.**  
3 Creamery Brook, East Granby, CT 06026  
Phone (860) 650-9000 Fax (860) 844-8600  
Planners Landscape Architects www.fahesketht.com mail@fahesketht.com

