



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, May 17, 2023

7:00 pm – Town Hall Meeting Room 1

Regular Meeting

AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. Regular Meeting 5/3/23
4. Public Hearings - None
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
 - a. **PZC2023-007 of Dorothy D. Winch (Applicant/Owner)** – Site Plan application to construct a 32' X 40' (1,280 SF) accessory building w/ 1-BR accessory apartment at 131 River Road (MBL#06-14/004-002) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU).
 - b. **PZC2023-008 of Scott & Bonnie Boothroyd (Applicants/Owners)** – Site Plan application to construct a 30' X 50' (1,500 SF) accessory building at 33 Homonick Road (MBL#02-08/021-006) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU).

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Michele Furman
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8. Preliminary Reviews

9. Old Business

10. New Business

11. Planning Issues and Discussions

- a. Zoning Enforcement Status Report
- b. Future Development District
- c. Definition of drive-through (drive-thru)
- d. Setbacks in Rural Use (RU) District

12. Correspondence

- a. Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter – Spring 2023
- b. Notice of Exempt Modification dated 5/12/23 from General Dynamics Information Technology (GDIT) regarding installation of emergency back-up generator at existing AT&T wireless communications facility located at 812 Middletown Road (CT-16).

13. Adjournment