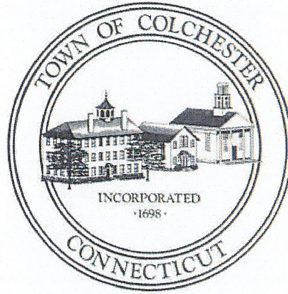


Town of Colchester

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PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, March 20, 2024 – 7:00 PM
Town Hall Meeting Room 1
AGENDA

RECEIVED
COLCHESTER, CT
2024 MAR 19 AM 9:01
Gayle Furman
TOWN CLERK

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 3/6/24
4. **Public Hearings**
 - A. **PZC 2024-002** of Hop Culture Farms & Brew Co., LLC (Owner/Applicant) – Modification of existing Special Permit to allow fee-based outdoor recreation in the form of semi-primitive overnight camping as an accessory use to the existing farm brewery on 37.28± acres located at 144 Cato Corner Road (Assessor's ID 05-12-024-000). Zoning District: Rural Use (RU)
 - B. **PZC 2023-015** of the Town of Colchester Planning & Zoning Commission (Applicant) – Proposed amendments to the Colchester Land Development (Zoning) Regulations for the following: Part A: Amendments to Sections 3.2, 3.3, 4.2, 4.3, 5.3.1, 6.2, 6.3, 7.3, 8.4, 8.8.9, 8.8.15, 8.10.4, 10.1, 10.5, 14.1, and 20.4 to achieve consistency with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142; Part B: Amendments to Sec. 8.2.1 the Standard Affordable Housing Requirement (10%), to create Sec. 8.2.2 Multi-Family Affordable Housing Incentive (30%) and Sec. 20.4 to create a definition of "Affordable Housing Unit"; and Part C: Amendments to Sections 3.3, 4.3, 13.6, 20.4 and to create Sec. 8.13 Manufactured Home Park (MHP).
5. **Five Minute Session for the Public**
6. **Pending Applications**
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7. New Applications

- A. **PZC 2024-003** of Anton Smith (Applicant) and Robia Kruse (Owner) – Zone Change to establish an Arterial Commercial (AC) District Overlay upon 5.5± acres of land located at 475 Parum Road (CT Route #354) (Assessor’s ID 03-05/019-000). Zoning District: Rural Use (RU)

8. Preliminary Reviews

9. Old Business

10. New Business

11. Planning Issues and Discussions

- A. Inquiry regarding scooter/motorcycle sales and service in the Town Center (TC) District and Sec. 5.3.1.2 “Commercial development except auto-related uses (sales, service, repair) and oil, propane sales/service”.
- B. Plan of Conservation & Development Update – Adopt by June 2025

12. Correspondence

13. Adjournment