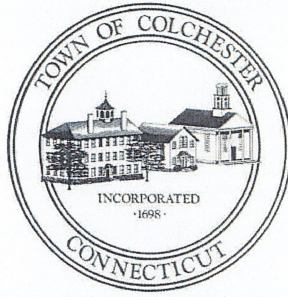


# Town of Colchester

Land Use Department  
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**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**Wednesday, January 17, 2024 – 7:00 PM**  
**Town Hall Meeting Room 1**  
**AGENDA**

RECEIVED  
COLCHESTER, CT  
2024 JAN 12 AM 9:56  
Gayle Furman  
TOWN CLERK

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
  - A. Regular Meeting 1/3/24
4. **Public Hearings**
  - A. **PZC 2023-013** of Galaxy Development, LLC (Applicant) and Kettle Club, LLC (Owner) – Special Permit and Site Plan Review for proposed multi-tenant building for commercial development including food service with a pick-up window on 0.79± acres located at 131 Linwood Avenue (Assessor's ID 11-00-027-000) Zoning District: Town Center (TC)
5. **Five Minute Session for the Public**
6. **Pending Applications**
  - A. **PZC 2023-013** of Galaxy Development, LLC (Applicant) and Kettle Club, LLC (Owner) – Special Permit and Site Plan Review for proposed multi-tenant building for commercial development including food service with a pick-up window on 0.79± acres located at 131 Linwood Avenue (Assessor's ID 11-00-027-000) Zoning District: Town Center (TC)
7. **New Applications**
  - A. **PZC 2024-001** of Lake Hayward Properties, LLC (Applicant) – Proposed Amendments to Sections 4.3.3 and 4.5 of the Town of Colchester Land Development (Zoning) Regulations relating to multi-family residential use in the Suburban Use (SU) District.
8. **Preliminary Reviews**
9. **Old Business**
10. **New Business**
11. **Planning Issues and Discussions**
  - A. Draft regulation amendments for compliance with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142 (PZC 2023-015, Part A). Draft regulation amendments for Affordable Housing Incentive and Manufactured Home Parks (PZC 2023-015, Part B and Part C).
  - B. ZEO Report

**12. Correspondence**

- A. Request of Cellco Partnership d/b/a Verizon Wireless for an Order to Approve the Shared Use of an Existing State Police Tower at 15 Old Hartford Road, Colchester, Connecticut. Proposing 9 antennas and 6 remote radio heads on a platform 85' above ground level (tower is 100' tall) and 1 equipment cabinet on concrete pad on the ground near the base of the tower.

**13. Adjournment**