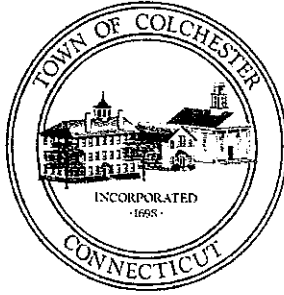


Town of Colchester

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**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, January 3, 2024 – 7:00 PM
Town Hall Meeting Room 1
AGENDA**

RECEIVED
PLANNING & ZONING COMMISSION
COLCHESTER, CT
2024 JAN -2 AM 8:55
William Sorrentino

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 12/20/23
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**
8. **Preliminary Reviews**
 - A. Placement of doughnut truck/trailer @ corner of Clark Lane & Broadway
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. Discussion of Intensification v. Expansion – non-conforming use in SU District
 - C. ZEO Report
12. **Correspondence**
13. **Adjournment**