

Town of Colchester

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

RECEIVED
COLCHESTER, CT
2024 FEB -5 PM 1:29
DANIEL HICKEY
CLERK

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 1/17/24
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)
 - B. **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.
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)
 - B. **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.
7. **New Applications**
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
- C. Southeastern CT Council of Governments (SCCOG) Regional Planning Commission (RPC) seeking Representative and Alternate from Colchester's P&ZC. Meets Quarterly @ 7:00P, meeting dates TBD.

12. Correspondence

- A. CT Federation of Planning & Zoning Agencies Quarterly Newsletter – Winter 2024

13. Adjournment