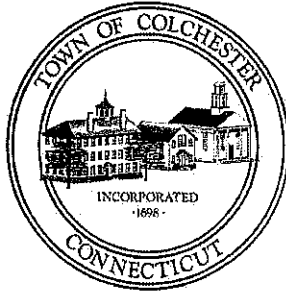


Town of Colchester

Land Use Department
127 Norwich Ave, Suite 105
Colchester, CT 06415
www.colchesterct.gov



Demian Sorrentino, AICP, Planning Director
Stacey Churchill, Land Use Assistant
Isabelle Kisluk, Asst. Planner/ZEO
Daniel Hickey, Wetlands Agent
T: (860) 537-7278

**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, February 21, 2024 – 7:00 PM
Town Hall Meeting Room 2
AGENDA**

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2024 FEB 16 PM 12:29
TOWN OF COLCHESTER
PLANNING & ZONING COMMISSION

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 2/7/24
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. Heather Wilson of Hop Culture Farms & Brew Co., LLC, 144 Cato Corner Road to discuss proposed regulation to allow for primitive camping by Special Permit as accessory use to existing brewery.

B. 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).

C. ZEO Report

12. Correspondence

A. CT Federation of Planning & Zoning Agencies 76th Annual Conference, Thursday 3/28/24

13. Adjournment