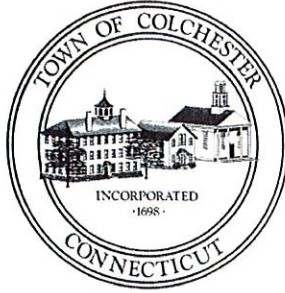


# Town of Colchester

Land Use Department  
127 Norwich Ave, Suite 105  
Colchester, CT 06415  
[www.colchesterct.gov](http://www.colchesterct.gov)



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**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
Wednesday, September 6, 2023 – 7:00 PM  
Town Hall Meeting Room 1  
AGENDA**

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
  - a. Regular Meeting 7/19/23
4. **Public Hearings**
5. **Five Minute Session for the Public**
6. **Pending Applications**
7. **New Applications**
  - a. **PZC2023-012** of Stephen M. Fedus (Applicant) and Stephen M. Fedus, Trustee of the Stephen M. Fedus Trust Agreement Dated August 15, 2001 (Owner) – Special Permit and Site Plan Review for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road (Assessor's ID 21-00-003-000) Zoning District: Suburban Use (SU)
8. **Preliminary Reviews**
9. **Old Business**
10. **New Business**
11. **Planning Issues and Discussions**
  - a. Affordable Housing – 10% requirement for single family subdivisions and incentives discussion
  - b. Mandatory commissioner education/training
  - c. Zoning Enforcement Status Report
12. **Correspondence**
  - a. Robinson + Cole, LLP – Notice of Exempt Modification – 48 Westchester Rd.
13. **Adjournment**

RECEIVED  
OFFICE OF THE TOWNSHIP ENGINEER, CT  
2023 SEP - 1 PM 1:07  
Demian Sorrentino  
Planning Director