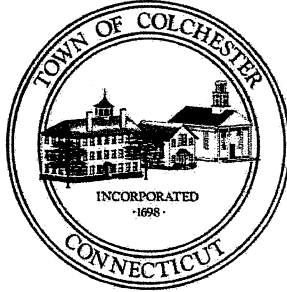


Town of Colchester

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, April 17, 2024 – 7:00 PM
Town Hall Meeting Room 1
AGENDA**

RECEIVED
COLCHESTER, CT
2024 APR 15 AM 9:39
Demian Sorrentino

1. **Call to Order**
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 3/20/24
4. **Public Hearings**
 - A. **PZC 2024-003** of Anton Smith (Applicant) and Robia Kruse (Owner) – Zone Change to establish an Arterial Commercial (AC) District Overlay upon 5.5± acres of land located at 475 Parum Road (CT Route #354) (Assessor’s ID 03-05/019-000). Zoning District: Rural Use (RU)
 - B. **PZC 2023-015** of the Town of Colchester Planning & Zoning Commission (Applicant) – Proposed amendments to the Colchester Land Development (Zoning) Regulations for the following: Part A: Amendments to Sections 3.2, 3.3, 4.2, 4.3, 5.3.1, 6.2, 6.3, 7.3, 8.4, 8.8.9, 8.8.15, 8.10.4, 10.1, 10.5, 14.1, and 20.4 to achieve consistency with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142; Part B: Amendments to Sec. 8.2.1 the Standard Affordable Housing Requirement (10%), to create Sec. 8.2.2 Multi-Family Affordable Housing Incentive (30%) and Sec. 20.4 to create a definition of “Affordable Housing Unit”; and Part C: Amendments to Sections 3.3, 4.3, 13.6, 20.4 and to create Sec. 8.13 Manufactured Home Park (MHP).
5. **Five Minute Session for the Public**
6. **Pending Applications**
 - A. **PZC 2024-002** of Hop Culture Farms & Brew Co., LLC (Owner/Applicant) – Modification of existing Special Permit to allow fee-based outdoor recreation in the form of semi-primitive overnight camping as an accessory use to the existing farm brewery on 37.28± acres located at 144 Cato Corner Road (Assessor’s ID 05-12-024-000). Zoning District: Rural Use (RU)
 - B. **PZC 2024-003** of Anton Smith (Applicant) and Robia Kruse (Owner) – Zone Change to establish an Arterial Commercial (AC) District Overlay upon 5.5± acres of land located at 475 Parum Road (CT Route #354) (Assessor’s ID 03-05/019-000). Zoning District: Rural Use (RU)
 - C. **PZC 2023-015** of the Town of Colchester Planning & Zoning Commission (Applicant) – Proposed amendments to the Colchester Land Development (Zoning) Regulations for the following: Part A: Amendments to Sections 3.2, 3.3, 4.2, 4.3, 5.3.1, 6.2, 6.3, 7.3, 8.4, 8.8.9, 8.8.15, 8.10.4, 10.1, 10.5, 14.1, and 20.4 to achieve consistency with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142; Part B: Amendments to Sec. 8.2.1 the Standard Affordable Housing Requirement (10%), to create Sec. 8.2.2 Multi-Family Affordable Housing Incentive (30%) and Sec. 20.4 to create a

definition of “Affordable Housing Unit”; and Part C: Amendments to Sections 3.3, 4.3, 13.6, 20.4 and to create Sec. 8.13 Manufactured Home Park (MHP).

7. New Applications

- A. **PZC 2024-004** of Nicholas E. Wisniewski (Applicant/Owner) – Site Plan application to construct an 80’ X 50’ (4,000 SF) accessory building with attached 80’ X 15’ (1,200 SF) storage shed at 99 Pickerel Lake Road (MBL#03-19-014-000) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU).
- B. **PZC 2024-005** of Lake Hayward Properties, LLC – CGS Sec. 8-24 Referral regarding a request for discontinuance of Shugrue Road No. 1, so-called, located southeasterly of Lake Hayward Road and westerly of CT State Route 11.
- C. **PZC 2024-006** of Karen L. Harris (Applicant/Owner) – Site Plan application to construct a 60’ X 40’ (2,400 SF) accessory building at 88 Harbor Road (MBL#05-02-002-001) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU).

8. Preliminary Reviews

9. Old Business

10. New Business

11. Planning Issues and Discussions

- A. Southeastern CT Council of Governments (SCCOG) Regional Planning Commission (RPC) seeking Representative and Alternate from Colchester’s P&ZC.
- B. Plan of Conservation & Development Update – Community Survey

12. Correspondence

- A. Notice of Exempt Modification – Verizon Wireless Telecommunications Facility at 856 Middletown Road.

13. Adjournment