



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

## Planning & Zoning Commission

June 1, 2022 7:00 p.m. Town Hall Rm 1

**Members Present:** Vice Chair J. Novak, B. Hayn, S. Smith, M. Noniewicz, S. Nadeau, M. Kehoegreen

**Absent:** J. Mathieu

**Others Present:** ZEO Ariel Lago, Applicants

### MINUTES

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COLCHESTER, CT  
2022 JUN -3 PH 2:22  
Gayle Furman  
TOWN CLERK

1. **Call to Order** – Vice Chair J. Novak called the meeting to order at 7:00 pm
2. **Additions or Deletions to the Agenda** - None
3. **Minutes of Previous Meeting**
  - a. **May 18, 2022** – Motion by M. Noniewicz to approve minutes as amended to reflect S. Nadeau as absent. 2<sup>nd</sup> by B. Hayn. S. Nadeau abstained. *All members voted in favor. Motion carried.*
4. **Public Hearings**
  - a. **Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008)**  
**Continued from previous meeting.** - No update. Applicants have not responded to commission comments. Motion by B. Hayn to keep public hearing open. 2<sup>nd</sup> by M. Noniewicz. *Vote was unanimous, motion carried.*
5. **Five Minute Session for the Public** – None
6. **Pending Applications**
  - a. **Colchester Senior Center – 127 Norwich Ave – Site Plan (2022-006)** – S. Nadeau recused himself from the discussion to avoid potential conflicts, as he is a member of the Senior Center Building Committee and took a seat with the audience. SCBC Chairman Tony Tarnowski, along with David Dickson, Jay Moorehouse and Ryan Mcavoy with SLR Consulting presented the latest revised plans to the commission. Discussions were had regarding storm water drainage, parking lot plans, traffic flow and anticipated impacts, external lighting plans, landscaping design, sanitary sewer, connections to public water supply, erosion & sediment control, approval from the Conservation Commission of the planned activities in the low-quality wetland area on the site, external building finishes and a possible installation of a generator. Staff comments have been addressed with the exception of a few issues from the Water Department Supervisor, Pam

Minella. She confirmed the minor nature of her outstanding comments and confirmed it should not affect approval of the application. Motion by B. Hayn to approve application 2022-006 Colchester Senior Center Site Plan, 15 Louis Ln (formerly listed as 127 Norwich Ave) as submitted with plans dated April 7, 2022. 2<sup>nd</sup> by M. Noniewicz. *Vote was unanimous. Motion carried. S. Nadeau rejoined the commission at the table.*

7. **New Applications – None**

8. **Preliminary Reviews - None**

9. **Old Business - None**

10. **New Business**

a. **Request for extension – Niantic Bay Group LLC, Special Permit (2022-007) –** Motion by B. Hayn to approve request for an extension. 2<sup>nd</sup> by M. Noniewicz. *Vote was unanimous, motion carried.*

b. **Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008) –** Motion to postpone action by M. Noniewicz, 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, motion carried.*

11. **Planning Issues and Discussions**

a. **Discussion re: Municipal Regulation of Cannabis Establishments –** Staff research to continue.

b. **Colchester Affordable Housing Plan Draft –** Public Hearing to be held June 5<sup>th</sup> to solicit public testimony regarding the final plan draft.

12. **Correspondence – None**

13. **Adjournment –** Motion to adjourn by B. Hayn, 2<sup>nd</sup> by M. Noniewicz. *Vote was unanimous, meeting adjourned at 8:31 pm.*

Respectfully submitted by, Stacey Kilgus, Clerk