

## Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

**PLANNING & ZONING COMMISSION** 

Wednesday, December 21, 2022 7:00 pm – Town Hall, Room 1 Regular Meeting

## **MINUTES**

Members Present: Chairman J. Mathieu, B. Hayn, S. Smith, M. Noniewicz, M. Kehoegreen, S. Nadeau,

Vice Chair J. Novak

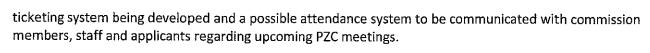
Also Present: A. Lago, ZEO, and applicants

1. Call to Order – Chairman Mathieu called the meeting to order at 7:00 pm

2. Additions or Deletions to the Agenda – None

3. Minutes of Previous Meeting

- a. December 7, 2022 A number of edits are needed to the minutes submitted for the previous meeting. Tabled until corrections are available.
- 4. Public Hearings None
- 5. Five Minute Session for the Public None
- 6. Pending Applications
  - a. Brian & H. Jean Smith 12 & 24 Broadway St Site Plan 2022-013 to construct banquet hall. S. Smith recused herself from the discussion, as she is also an applicant. Kevin Grindle with Barton & Loguidice presented a brief overview of the application including some revisions made to parking and lighting. Members discussed the uncommon situation of having two parcels involved in one application. The applicant stated each parcel could be used individually for the intended purpose, but the application includes improvements to 12 Broadway that are for the benefit of 24 Broadway. Motion my M. Noniewicz to approve Site Plan application 2022-013 with plans revised to 11/22/22 with the condition that once site lighting is determined, a photometric review would be conducted by staff. 2<sup>nd</sup> by M. Kehoegreen. *Vote was unanimous, motion carried.*
- 7. New Applications None
- 8. Preliminary Reviews None
- 9. Old Business None
- 10. New Business -- None
- 11. Planning Issues and Discussions Members discussed the previously approved LSIAT regulation amendment, the denial of the application from Gano's Power Equipment, the new ZEO zoning enforcement



12. Correspondence - None

13. Adjournment – Motion to adjourn by M. Noniewicz. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, meeting adjourned at 7:58 pm. Respectfully submitted by, S. Kilgus, Land Use Assistant