



# 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

RECEIVED  
COLCHESTER, CT  
2023 JAN -5 AM 11:44  
Gayle Furman  
TOWN CLERK

**Members Present:** Chairman J. Mathieu, B. Hayn, S. Smith, M. Noniewicz, M. Kehogreen, 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. Kehogreen. **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

ticketing system being developed and a possible attendance system to be communicated with commission members, staff and applicants regarding upcoming PZC meetings.

**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