



# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

WEDNESDAY, January 19, 2022

7:00 P.M.

Virtual Meeting held via ZOOM.

**Members Present:** Chairman J. Mathieu, Vice Chair J. Novak, B. Hayn, M. Kehoe, S. Smith, M. Noniewicz

**Others Present:** Planning Director M. Bordeaux, ZEO D. Schaub

## MINUTES

1. Call to Order - Chairman Mathieu called the meeting to order at 7:01 pm
2. Additions to the Agenda - Due to a problem with pre-hearing requirements by the applicant, agenda item #4, the Public Hearing for Niantic Bay Group LLC - 347 Cabin Rd - Resubdivision (2021-015), should be removed from the agenda and postponed until February 2, 2022. Agenda item #8b should be removed from the agenda per applicant request. Agenda to be renumbered accordingly. Motion by M. Noniewicz to approve changes to the agenda. 2nd by J. Novak. *Vote was unanimous, motion carried.*
3. Minutes of Previous Meeting - Motion to approve minutes as written by M. Noniewicz. 2nd by J. Novak. *Vote was unanimous, motion carried.*
4. Five Minute Session for the Public - No comments.
5. Pending Applications
  - a. 75 Lebanon Ave LLC - Regulation Amendment (2021-014) - Commission member B. Hayn is also the applicant and recused himself from this discussion by turning off his camera and muting his microphone. M. Bordeaux spoke of the ability of the commission to modify the language of the proposed amendment. With the permission of the applicant, the commission may make modifications. Chairman Mathieu stated CGS 8-3 allows for modifications. M. Bordeaux shared the map outlining the Future Development District. Members discussed the extension of public utilities to the district and how allowing private well and septic would impact the area. The district has yet to see development and some members feel any developments are better than none. When public utilities are extended to the district, there will be a requirement to connect if the location is within 500'. The property owner would bear the cost of connection. If a permitted, low-intensity business developed a parcel in the area with private utilities then later desired to expand their business, there would be a requirement in the permitting process for a connection to public water and sewer. The change to the regulations would amend Section 6.3 to become Section 6.3 #s 1-8 and Section

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6.3b would be added. Motion by M. Noniewicz Move to approve Regulation Amendment (2021-014) proposed by 75 Lebanon Ave LLC, to allow low-intensity development in the Future Development District subject to the approval of a Special Permit from the Planning and Zoning Commission. The regulation amendment is consistent with the goal of the Plan of Conservation and Development Section 4.5 to “Facilitate and Support Economic Growth” without compromising the intent of the Future Development District “to provide for commercial and industrial development in locations served by transportation and utility infrastructure.”, amending Regulation 6.3a and 6.3b, development without utilities. The change would be effective February 2, 2022. 2nd by J. Novak. ***Vote was unanimous with the exception of B. Hayn who was recused. Motion carried.*** B. Hayn rejoined the meeting.

6. New Applications - none

7. Preliminary Reviews

- a. 31 Parum Rd - Development Alternatives in SU District - Attorney Tim Bleasdale with Waller Smith & Palmer spoke on behalf of the Epstein Agency and Morris Epstein, property owner. Owner since 1977 of this 2.5 acre undeveloped parcel with 445' of road frontage, the Epstein Agency is entertaining potential developers and looking for alternatives to the current allowable types of development in the suburban use district. In a letter to the commission, Attorney Bleasdale outlined options for the property owner to apply for in order to develop the parcel. Interested parties have expressed desire to put a restaurant with a drive-thru there, which is currently not allowed in either the SU or town center zones. Members discussed each option in addition to additional possibilities.

8. Old Business - none

9. New Business -

- a. Niantic Bay Group LLC - 347 Cabin Rd - Resubdivision (2021-015) - removed from agenda

10. Planning Issues and Discussions - Chairman Mathieu asked staff to look into materials for the commission to review in order to familiarize themselves with details of CSG 8-30g.

11. Correspondence - none

12. Adjournment - B. Hayn motioned to adjourn, 2nd by M. Kehoegreen. ***Motion carried, meeting adjourned at 8:47 pm.***

Respectfully submitted by,

Stacey Kilgus, Clerk