



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

WEDNESDAY, February 2, 2022

7:00 P.M.

Virtual Meeting held via ZOOM.

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

Absent: Vice Chair J. Novak

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

MINUTES

- 1) **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 pm. He welcomed new commission member, Sean Nadeau, to the meeting.
- 2) **Additions to the Agenda** – None
- 3) **Minutes of Previous Meeting** January 19, 2022 – Motioned by M. Noniewicz to approve the minutes of January 19, 2022 as written. 2nd by M. Kehoegreen. *S. Nadeau abstained, all other members voted in favor, motion carried.*
- 4) **Public Hearings**
 - a) Niantic Bay Group LLC – 347 Cabin Rd – Resubdivision (2021-015) – Planning Director M. Bordeaux read the public notice. Chairman Mathieu asked if there was any public opposition to any of the commission members seated, hearing none, he asked for comments from staff. M. Bordeaux gave the commission an overview of the application. Previously approved as a subdivision with 6 building lots, the application is to resubdivide under Connecticut General Statute 8-30g for Affordable Housing. 30% of the proposed units will fall under the rules stated in the statute. The commission will determine if there are any substantial impacts to health and safety as a direct result of the construction of this subdivision. The Colchester Conservation Commission recently reviewed and approved an inland wetlands permit for regulated activity associated with this project. The Water & Sewer Commission reviewed the revised plans and determined that systems will be sufficient to support the development. Applicant, John Doran, introduced the application and the group in attendance speaking on behalf of his project. Gregg Fedus, Fedus Engineering, discussed revisions to the previously approved application. Attorney Ed Cassella discussed the CGS 8-30g and how it allows for higher density of homes than currently allowed per town zoning regulations. 30% of the homes will be deed restricted for 40 years and must remain in an “affordable” status. Four of the homes will be reserved for buyers earning 60% of the median income. Another four will be for buyers earning 80%. An independent administrator, DeMarco Management, will be hired to ensure compliance with Fair Housing Act advertising rules. There is a requirement for an HOA (homeowners association) to be created to develop rules and restrictions for the subdivision. The homes will be approximately 1,600 square feet with a one-car attached garage. Lot sizes are between 6,000 and 13,000 sq. ft. The anticipated sales price points will be \$250,000, \$350,000 and \$415,000. Scott Hesketh, traffic engineer, stated a study concluded that there will be no considerable increase in the traffic volume in the area and all nearby intersections should be able to accommodate the traffic. Chairman Mathieu invited members of the public to speak in favor of the application. Steve Coyle, Water & Sewer Commission chairman, stated the sewer main capacity is sufficient to support the houses. It will be maintained by the HOA. Chairman Mathieu then invited those to speak in opposition. 377 Cabin Rd resident, Linda Morley, spoke against the application and shared her concerns about additional traffic. Peter Demar, of 381 Cabin Rd, had concerns with the aesthetics of the house design. He felt

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they will look out of place in that area and encouraged enhanced designs. He also had concerns about the small sized lots. The applicant discussed the waiver that was requested for building sidewalks. It would represent an additional construction cost of around \$70,000. M. Bordeaux addressed a citizen question submitted asking if there were plans to connect to nearby David Dr. and confirmed there is no plan for any street connections with the proposed Jordan Lane. Originally proposed rain gardens have been changed to underground infiltration systems. All driveways and aprons will be paved. Fire hydrants will be placed according to recommendations from the Fire Marshal. Motion by M. Noniewicz to close the public hearing, 2nd by B. Hayn. *Vote was unanimous, motion carried, hearing closed.*

5) **Five Minute Session for the Public** – None

6) **Pending Applications** – None

7) **New Applications** –

- a) 76/96 Upton Rd LLC – 76 & 96 Upton Rd Site Plan (2022-001) – Application is for two parcels in the industrial park area on Upton Rd where a warehouse and processing facility are being proposed with a footprint of under 20,000 sq. ft.

8) **Preliminary Reviews** - None

9) **Old Business** - None

10) **New Business**

- a) Niantic Bay Group LLC – 347 Cabin Rd – Resubdivision (2021-015) – M. Noniewicz motioned to approve request to waive requirements for sidewalks on Jordan Lane for the Niantic Bay Group LLC, 347 Cabin Road, as the commission finds there is no plan for development of a pedestrian access system in the area, no existing network of pedestrian infrastructure to connect to or expand upon and there is no school within a mile of this location, 2nd by B. Hayn. *Vote was unanimous, motion carried.* M. Noniewicz motioned to approve the application of Niantic Bay Group LLC, 347 Cabin Road, Resubdivision 2021-015 for the proposed construction of twenty-four single family homes on twenty-four lots on approximately 6.61 acres in the Suburban Use District with the following condition; 1.) relocate the fire hydrant at the end of Jordan Lane in accordance with the Fire Marshal's direction. This application is consistent with the provisions of Connecticut General Statute 8-30g Connecticut Affordable Land Use Appeals Procedure and no substantial public interest in health or safety outweigh the need for affordable housing, 2nd by B. Hayn. *Vote was unanimous, motion carried.*

11) **Planning Issues and Discussions** – None

12) **Correspondence** – M. Bordeaux spoke of the annual meeting for the CT Federation of Planning and Zoning Agencies. M. Noniewicz spoke of the passing of previous commission member, Jim Ford.

13) **Adjournment** – Motion by B. Hayn to adjourn, 2nd M. Noniewicz. *Vote was unanimous, motion carried, meeting adjourned at 8:40 pm.*

Respectfully Submitted By,

Stacey Kilgus, Clerk