



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

WEDNESDAY, February 16, 2022

7:00 P.M.

Virtual Meeting held via ZOOM.

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

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

MINUTES

- 1) Call to Order – Chairman Mathieu called the meeting to order at 7:00 pm
- 2) Additions to the Agenda – M. Bordeaux spoke of the departure of current ZEO, Daphne Schaub effective February 18. He requested agenda item # 11a to discuss appointing a replacement. Motion by M. Noniewicz to add #11a, 2nd by B. Hayn. Vote was unanimous, motion carried.
- 3) Minutes of Previous Meeting
 - a. February 2, 2022 – Motion by M. Noniewicz to approve the minutes as written, 2nd by B. Hayn. Vote was unanimous, motion carried.
- 4) Public Hearings – None
- 5) Five Minute Session for the Public – None
- 6) Pending Applications – None
- 7) New Applications
 - a. MTB Properties LLC – 124 Halls Hill Rd – Zone Change (2022-002)
 - b. Marino Construction LLC – 19 Bigelow Rd - Resubdivision (2022-003)
- 8) Preliminary Reviews – None
- 9) Old Business – None
- 10) New Business
 - a. 76/96 Upton Rd LLC – 76 & 96 Upton Rd Site Plan (2022-001) – M. Bordeaux introduced the applicants and the application to the commission. In the arterial commercial district, within the business park on Upton Road, this application is for a proposed warehouse and processing facility, which qualifies as permitted use due to the size of the facility footprint. Activity is proposed in the upland review area associated with nearby regulated wetlands, mainly carrying stormwater. There is no direct wetland impact proposed. A wetlands permit was approved during the January 12, 2022 Colchester Conservation Commission meeting. Staff reviewed the application and all comments have been addressed by the applicants. Ellen Bartlett, P.E. spoke on behalf of the applicant. An updated drainage plan was submitted and reviewed by the town engineer. Sidewalks will not be

RECEIVED
001 PLANNING, CT
2022 FEB 22 PM 1:03
M. Bordeaux

installed due to no existing sidewalk network and high costs associated. A revised landscaping plan was submitted. Motion by M. Noniewicz to approve the Site Plan Application (2022-001) from 76/96 Upton Rd LLC for the development of a 19,200 square foot warehouse and processing facility on approximately 2.5 acres at 76 and 96 Upton Road (MBL 09-00/008-014 and 09-00-008-015) in the Arterial Commercial District. 2nd by B. Hayn. Vote was unanimous, motion carried.

11) Planning Issues and Discussions –

a. Discussion of process to replace the Zoning Enforcement Official - Motion by M. Noniewicz to approve Matthew Bordeaux, Planning Director, to act as the ZEO until a formal ZEO replacement is installed. 2nd by J. Novak. Vote was unanimous, motion carried.

M. Bordeaux stated the moratorium on recreational marijuana retail establishments is approaching expiration. A mechanism for providing public input will be determined. The survey for the Affordable Housing Plan received over 300 responses. The town's consultant on this matter, SLR, is working on compiling the data. The Affordable Housing Workshop will be March 2, 2022 at 7 pm via Zoom. In the absence of an appropriate hybrid model for meetings, the commission is opting to stay virtual for meetings at this time. The topic will be revisited for March's meeting.

12) Correspondence – None

13) Adjournment – Motion by B. Hayn to adjourn, 2nd by M. Noniewicz. *Vote was unanimous, meeting adjourned at 7:53 pm*

Respectfully submitted by,
Stacey Kilgus, Clerk