



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Planning & Zoning Commission

May 4, 2022 7:00 p.m. Town Hall Rm 1

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, B. Hayn, S. Smith, M. Noniewicz, S. Nadeau, M. Kehogreen (arrived at 7:05 pm)

Others Present: ZEO Ariel Lago and Applicant

MINUTES

- 1) **Call to Order** – Chairman Mathieu called the meeting to order at 7:01pm
- 2) **Additions or Deletions to the Agenda** – None
- 3) **Minutes of Previous Meeting**
 - a) April 27, 2022 – Motion by M. Noniewicz to reflect ZEO Ariel Lago’s attendance at the meeting and correct Room 1 to Room 2. 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** – None
- 8) **Preliminary Reviews**
 - a) Norwich Ave (MBL: 29-00-002-000) – Proposed Funeral Home – Charles Dutch, Dutch & Associates, spoke on behalf of the potential applicant, Sebastian Lastrina, regarding a possible application for a new funeral home on a vacant parcel in the suburban use district on Norwich Ave. The project would consist of a one-story building with rear parking and traffic that would flow around the back of the building. Members discussed applicable land development regulations and determined it could be allowable by special permit approval.
- 9) **Old Business** - None
- 10) **New Business** - None
- 11) **Planning Issues and Discussions**
 - a) Discussion re: Municipal Regulation of Cannabis Establishments – With the moratorium on cannabis locations opening in town expiring this September, members discussed the need to develop regulations. Research on other town’s plans and adopted regulations, if any, will be conducted.
 - b) Colchester Affordable Housing Plan Draft – The draft provided by SLR was distributed to the commission for feedback as well as the Board of Selectmen and Economic Development

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Commission. Recommendations will be forwarded to Planning & Zoning department staff and taken to the consultants at SLR to use in the production of a final draft.

12) **Correspondence** - None

13) **Adjournment** – Motion by B. Hayn to adjourn. 2nd by M. Noniewicz. *Vote was unanimous, motion carried.*

Respectfully submitted by, Stacey Kilgus, Clerk