



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

## Planning & Zoning Commission

June 15, 2022 7:00 p.m. via Zoom

Meeting was Recorded

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COLCHESTER, CT  
2022 JUN 17 PM 3:55  
Gayle Furman  
TOWN CLERK

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

**Absent:** M. Kehogreen, J. Novak

**Others Present:** ZEO Ariel Lago, Robert Collins, SLR, Fire Chief S. Hoffman, Deputy Fire Chief D. Lee

### MINUTES

- 1) **Call to Order** – Chairman Mathieu called the meeting to order at 7:11 pm
- 2) **Additions or Deletions to the Agenda** – Motion by M. Noniewicz to add item # 11b – Discussion about the Affordable Housing Plan. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***
- 3) **Minutes of Previous Meeting**
  - a) June 1, 2022 – Motion by B. Hayn to approve, 2<sup>nd</sup> by S. Nadeau. ***Vote was unanimous, motion carried.***
- 4) **Public Hearings**
  - a) **Town of Colchester Hayward Fire Department** – Regulation Amendment (2022-008) Fire Chief Hoffman and Deputy Chief Lee answered questions from members regarding the possible additional cost to developers to be in compliance with the proposed new regulation. Exemptions to the requirements were discussed. Deputy Chief Lee stated there is a need to be consistent with the processes in other towns. With the need for additional information and a proposed regulation, the public hearing will be closed, but members are not yet ready to vote. Motion by B. Hayn to close public hearing, 2<sup>nd</sup> by M. Noniewicz.
  - b) **Town of Colchester Affordable Housing Plan** – To solicit public testimony regarding the Affordable Housing Plan, prepared in accordance with Section 8-30j of the CGS. Due to a 35-day warning requirement, this public hearing will be postponed. Motion by M. Noniewicz to add item # 11b – Discussion about the Affordable Housing Plan. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***
- 5) **Five Minute Session for the Public** – None
- 6) **Pending Applications** – None
- 7) **New Applications** – None
- 8) **Preliminary Reviews** – None
- 9) **Old Business** - None
- 10) **New Business**

- a) Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008) – No action taken

**11) Planning Issues and Discussions**

Motion by M. Noniewicz to reorder #11a & #11b. 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, motion carried.*

- a) Town of Colchester Affordable Housing Plan – Robert Collins with SLR was in attendance to discuss the status of the final draft of the AHP. A letter to request an extension will be submitted due to the June 1<sup>st</sup> deadline passing. The plan will be posted on the town website for 35 days prior to the public hearing.

M. Noniewicz left the meeting at 8:46 pm

- b) Discussion re: Municipal Regulation of Cannabis Establishments – Proposed draft regulation text should be created as soon as possible so members can review. A workgroup of 3 members will meet to discuss the text.

**12) Correspondence – None**

- 13) Adjournment – Motion to adjourn by B. Hayn, 2<sup>nd</sup> by S. Nadeau. *Vote was unanimous, meeting adjourned at 8:55 pm.***

Respectfully submitted by, Stacey Kilgus, Clerk