

Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415
PLANNING & ZONING COMMISSION

Wednesday, August 17, 2022
7:00 pm – Town Hall, Room 1

Regular Meeting

MINUTES

RECEIVED
COLCHESTER, CT
2022 AUG 19 PM 1:51
Gayle Furrman
TOWN CLERK

Members Present: Vice Chair J. Novak, M. Noniewicz, M. Kehogreen, B. Hayn

Members Absent: S. Smith, J. Mathieu, S. Nadeau

Also Present: A. Lago, ZEO, S. Kilgus, Land Use Assistant, Robert Collins, SLR Consulting and Applicants

1. **Call to Order** – Vice Chair J. Novak called the meeting to order at 7:03 pm.
2. **Additions or Deletions to the Agenda** – Motion by M. Noniewicz to add agenda item #10a, 2nd by B. Hayn. **Vote was unanimous, motion carried.**
3. **Minutes of Previous Meeting** – Motion by M. Kehogreen to approve the minutes with a change reflecting the time M. Noniewicz left the meeting at 9:00 pm. 2nd by M. Noniewicz. **Vote was unanimous, motion carried.**
4. **Public Hearings** – Motion by B. Hayn to renumber 4a and 4b, 2nd by M. Kehogreen. **Vote was unanimous, motion carried.**
 - a. **Niantic Bay Group LLC – Wall St near “O Rutka Ln” – Special Permit 2022-007** Vice Chair Novak continued the public hearing and asked members of the audience if there were any concerns about commission members seated. Hearing none, the Vice Chair asked if anyone wanted to speak in favor of the application. Hearing none, he asked if there was any testimony in opposition to the application.
 - o John Wissler, 220 Wall St stated he feels the retention pond could be dangerous causing children deaths without a fence around it, Aquifer Protection Zone concerns, radon, negative impacts to the town.
 - o Beth Mansfield, 224 Wall St felt the number of houses would create too much traffic and development would hurt wildlife.
 - o Henry Dominick 191 Wall St was concerned about traffic, headlights and is opposed to a stop sign on Wall St.
 - o Steve Schuster 386 Westchester Rd spoke about the desire to keep low crime and to maintain a small town atmosphere. He does not want several more children due to the cost to the town.
 - o Billy Jo Schultz, 47 Gill St spoke about concerns with pedestrians trying to get to the Rec Plex, no sidewalks, traffic and fire department response.
 - o Cynthia Pinnell, 72 Wall St stated there is a lot of speeding on Wall St, large trucks, a cut-through for police vehicles, no sidewalks, curbs or shoulder, the new houses would increase traffic and pollution.
 - o Lillian Atkins, 168 Wall St spoke about traffic concerns, no sidewalks, incline in road.

- John Knapp, 232 Wall St had concerns about the sightline at the entrance to the development, the sightline at Old Hartford Rd and Wall St and the ability of fire vehicles to turn on the proposed new street.
- Steve Bisson, 223 Wall St was opposed to a stop sign on Wall St and had traffic concerns.
- Dolores Tarnowski, 183 Wall St shared photos she took that were also part of the agenda packet. She spoke about concerns with traffic, safety and children getting on the school bus.
- Jessica Tuck, 224 Wall St stated she feels Wall St is dangerous and cannot walk on the street.
- Terrance Dominick, 152 Windham Ave spoke about increased demand on public services including social services, public works and the impacts construction might have on the roadway on Wall St.
- Nina Minella, 121 Lebanon Ave asked for the number of people for versus the number of people against.
- John Wissler spoke again asking about the application timeline and mentioned the retention pond again.

Motion by B. Hayn to continue the public hearing, 2nd by M. Kehoegreen. ***Vote was unanimous, motion carried.***

- b. **Town of Colchester Affordable Housing Plan** – Robert Collins with SLR Consulting gave an overview of the plan and the process used to develop it. Vice Chair Novak opened the public hearing and asked if there were any concerns by members of the audience with commissioners seated. Hearing none, he asked if there was any testimony in favor of the plan. Hearing none, he asked if there was testimony in opposition. Again none was heard. Motion by M. Noniewicz to continue the public hearing, 2nd by B. Hayn. Members discussed whether or not to keep the hearing open. M. Kehoegreen felt there was little public interest in the plan and the public hearing should not have to continue. In agreement, the motion and 2nd were withdrawn. Motion by M. Kehoegreen to close the public hearing, 2nd by B. Hayn. ***Vote was unanimous, motion carried.*** Motion by M. Noniewicz to add agenda item #9b Affordable Housing Plan, 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

5. Five Minute Session for the Public – None

6. Pending Applications – None

7. New Applications

- a. The Commerce Center LLC, owner – 493 Norwich Ave – Central K-9 Dog Sports – Zone Change 2022-009 was accepted by the commission.

8. Preliminary Reviews

- a. ModWash, Karen Hutton – 120 South Main St – did not appear
- b. Motion to add #8b by B. Hayn, 2nd by M. Kehoegreen. ***Vote was unanimous, motion carried.*** Central K-9 Dog Sports. Members discussed permitted uses for 493 Norwich Ave if the Zone Change application is approved for a change from SU to FDD.

9. Old Business

- a. Town of Colchester Hayward Fire Department – Regulation Amendment 2022-008 – Members discussed maintenance of the dry hydrants after installation that would be inspected by the fire department and necessary easements. Motion by M. Noniewicz to approve application 2022-008 Colchester Hayward

Fire Department regulation amendment effective September 20, 2022. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

- b. Town of Colchester Affordable Housing Plan – Motion by M. Kehogreen to approve the AHP as presented. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

10. New Business

- a. Request for extension by Niantic Bay Group LLC 2022-007. Motion to accept request for extension by M. Noniewicz, 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

11. Planning Issues and Discussions

- a. Discussion re: Municipal Regulation of Cannabis Establishments – no discussion/action

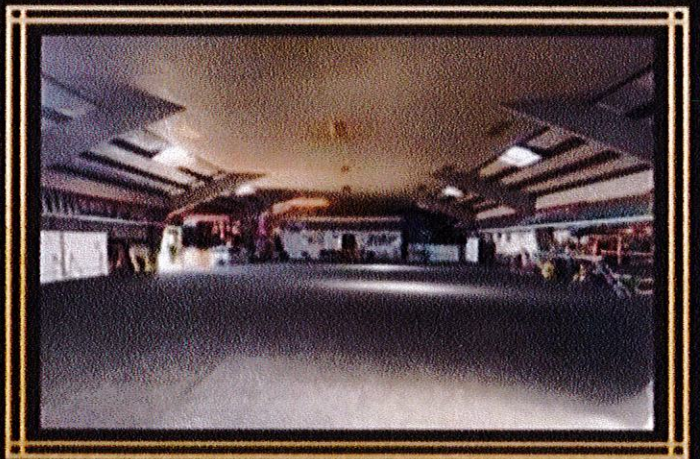
12. Correspondence – see agenda packet

13. Adjournment – Motion to adjourn by B. Hayn, 2nd by M. Noniewicz. Meeting adjourned at 8:52 pm.

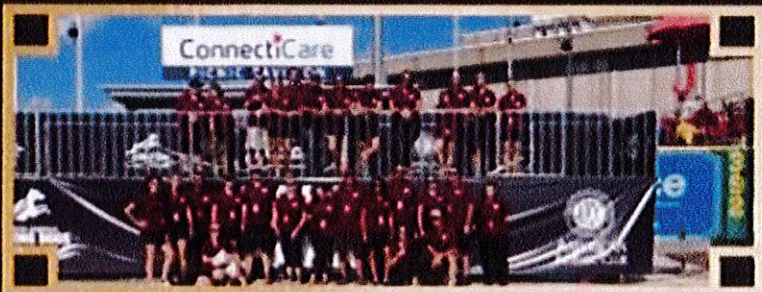
Respectfully Submitted By: Stacey Kilgus, Land Use Assistant



Central K9



Good Dogs Good People



To all this may concern;

My name is Kevin Edgerly and my wife is Jessica Edgerly we are the owners of Central K9 Sport Dog Training. Our training facility is located 1753 Storrs Rd Storrs Ct. This location is also known as old Willards Lumber . We have been at this location for 5 years and have been fortunate enough to have our business thrive and grow . I am happy to say we have been good neighbors to the other properties around us and have had not issues with the town of Mansfield. There is a mix of residential properties and businesses that around us and have not had any complaints . We have supported the other businesses by way of our customers purchasing there goods and products . Another form of support we use is through sponsorship with some of the local businesses that relate to our business . Central K9 has been in business for 25 years and prior to moving to Storrs we were in Columbia Ct for nearly 5 years and Glastonbury Ct for 15 years. Central K9 has continued to grow and develop and the need for space comes with that. We have been searching for 2 years to find a new location to relocate the business and this has been a difficult process . This region does not have a great supply of commercial space large enough to meet our needs. We have found a location here In Colchester that would work great for our business located at 493 Norwich Ave. The Zoning for this property is SZD and would require a review and approval by special permit for our use. The abutting property to the west is FDZ and to the east is Norwich Ave. The area is mostly commercial business for example auto repair shops, day care, a paving company, trailer parking and other businesses. Without looking up the zoning I would have said this was a commercial zone.

I would like to tell you about Central K9 we are a top-level training facility that trains teams of canine athlete's and their handlers in multiple sports such as agility, obedience, frisbee, dock diving, barn hunt, etc. These teams compete at events all over the United States including Storrs Ct. Jessica and our daughter Tessa compete with our dogs at many of these competitions and their success is the reason that our clients come from the surrounding states to train with us. Some clients come from as far away as New York, New Jersey, Long Island, Massachusetts, Vermont, New Hampshire, and of course Connecticut. While the training is a large part of the business there is a mobile side to the business also. Central K9 Performance Dogs travel to a variety of locations during the year to perform for the crowds. We visit schools, medical facilities, retirement homes, Libraries, Fairs, Pet Expos, We also perform at the Yard Goats baseball games and other Private Events. Our team has been on ESPN, ABC Good morning, America, Better Connecticut and the Eukanuba National Dog show. We have also performed at the Westminster Dog Show in New York City.

Another side of our business is training service dogs for people that need help. We work with NEHAB and many of the people that train with us are volunteers for this service. We take pride in helping our community and also kids and adults that need help. We also do demos at the fair for our town that we live in, we think it is important to help and teach people the importance of why we should have our dogs trained.

We know that anytime someone mentions dogs people think of the barking and I understand that, but in training dogs are not barking that is why they are here. We do not offer boarding; the dogs are not left in cages overnight. The hours are during the week we mostly work afternoon to evening and also on the weekends. We welcome people to come and see what we are all about. We support our cops that

are in our town now and also the Police officers from Massachusetts. They travel down to Storrs with their dogs to train with us.

I would like to explain why I think we would be an asset to the town ,part of the business are the events that we put on .Whether it is Frisbee events such as-Up Dog or Sky Hounds ,and Dock Diving witch we are the only NADD sanctioned facility in Conn ,or Barn Hunt all these events fill up fast with a list of people waiting to get in . These events draw in competitors from all around the region some from as far away as Virginia and Pennsylvania. These competitors are here for several days of competition and will visit local business such as Gas stations, Restaurants, and local shops. Some travel with RVs and will be looking for places to stay nearby, Others will look for lodging in the area, and all of this will benefit the community. Some of these events are seasonal but others are held year-round. These events bring a steady stream of people all year round.

As I mentioned before we are committed to supporting our community, we have worked with local Lions clubs to provide entertainment for their annual fund raisers such as the Lebanon Fair and Wolcott fair this year we have asked the Franklin Lions to be part of our North American Diving Dogs Northeast Regional event held at Giddings Park located in Franklin Ct. This is one of 6 regional events held that will qualify these teams for an invite to our National Championship finals held in Springfield Missouri.

We would like to move our business to Colchester for a few reasons one we continue to grow and need a larger space to be able to offer more to our clients. We are a local family from Lebanon CT and would like to move our operation closer to home. And we feel like Colchester is our community also, since we frequent many of the businesses in town. We also enjoy many of the events held on the Green.

The Commerce Center LLC

8/8/22

To Colchester Zoning,

We would like to help bring Central K9 Sport Training to Colchester. Our property at 493 Norwich ave, the old Hub Ford, is a good fit for them.

Here is some information on Central K9 from the owners Kevin and Jessica Edgerly:

“ We are a top-level training facility that trains teams of canine athlete’s and their handlers in multiple sports such as agility, obedience, frisbee, dock diving, barn hunt, etc. These teams compete at events all over the United States including Storrs Ct. Jessica and our daughter Tessa compete with our dogs at many of these competitions and their success is the reason that our clients come from the surrounding states to train with us. Some clients come from as far away as New York, New Jersey, Long Island, Massachusetts, Vermont, New Hampshire, and of course Connecticut. While the training is a large part of the business there is a mobile side to the business also. Central K9 Performance Dogs travel to a variety of locations during the year to perform for the crowds. We visit schools, medical facilities, retirement homes, Libraries, Fairs, Pet Expos, We also perform at the Yard Goats baseball games and other Private Events. Our team has been on ESPN, ABC Good morning, America, Better Connecticut and the Eukanuba National Dog show. We have also performed at the Westminster Dog Show in New York City.

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The property is currently zoned Suburban. If a change to Future Development like the abutting property is needed we are in favor of it.

Regards


Todd Gustafson

Kteexcavating@outlook.com

From: Jessica Edgerly <centralk9dogs@gmail.com>
Sent: Sunday, August 14, 2022 1:43 PM
To: kteexcavating@outlook.com
Subject: Fwd:

----- Forwarded message -----

From: Jessica Edgerly <centralk9dogs@gmail.com>
Date: Sun, Aug 14, 2022 at 1:42 PM
Subject:
To: Jessica Edgerly <centralk9dogs@gmail.com>

Town of Colchester
Colchester Planning and Zoning Commission
127 Norwich Avenue
Colchester, CT 06415

I have been a client of Central K9 and Jessica Edgerly for at least 8-10 years and during that time I have found her to be a hard working and conscientious business owner. Central K9 has become a well known and valuable asset to the dog owning community in Connecticut.

Jessica offers a variety of lessons from puppy classes to more advanced classes and private lessons in a number of disciplines. Many dog owners start with puppy and basic obedience classes and catch the bug and go on to learn about and compete in barnhunt, dockdiving, nose work, rally obedience, breed showing, agility, trick training, and frisbee.

In addition to the classes held at the facility, competitions and workshops are held. These events draw people to the region and they frequent local restaurants and grocery stores as well as motels. During the covid period, Jessica followed all of the town, state and CDC mandates and was very careful.

Any town would be lucky to have her as a member of their business community.

Sincerely yours,

Maura F. Paulekas, Esq.

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Jessica Edgerly
North America Diving Dogs
Northeast NADD Rep
(860) 209-7564
northeast@northamericadivingdogs.com

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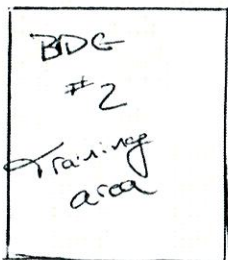
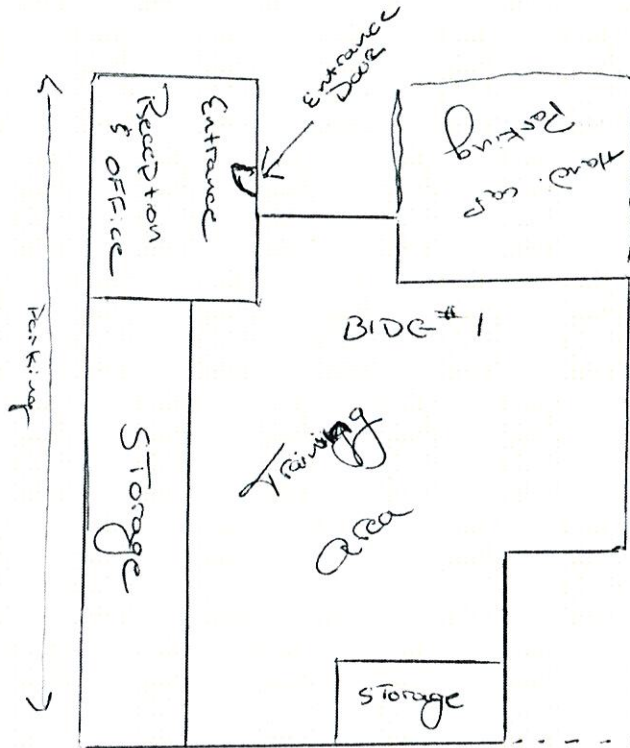
Jessica Edgerly
North America Diving Dogs
Northeast NADD Rep
(860) 209-7564
northeast@northamericadivingdogs.com

Adornich Ave.

Parking

Concrete wall
Parking: 12 spaces

Parking
if needed



Small shed
for part pumps
doors to come from
BID #2

Edge of Pavement

Pool Area

Remaining area to be used for
Agility - Frisbee - and other outdoor Activities

Town of Colchester

Geographic Information System (GIS)



Date Printed: 7/11/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet

