



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, October 19, 2022

7:00 pm – Town Hall, Room 2

Regular Meeting

MINUTES

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

Also Present: A. Lago, ZEO, S. Kilgus, Land Use Assistant, and applicants

1. Call to Order – Chairman Mathieu called the meeting to order at 7:00 pm
2. Additions or Deletions to the Agenda – None
3. Minutes of Previous Meeting
 - a. October 4, 2022 – Motion by M. Noniewicz to approve the minutes of October 4, 2022 as written. 2nd by B. Hayn. Motion carried with J. Novak and S. Nadeau abstaining.
4. Public Hearings - None
5. Five Minute Session for the Public – None
6. Pending Applications
 - a. Niantic Bay Group LLC – Wall St near “O Rutka Ln” – Special Permit (2022-007) – Chairman Mathieu spoke with town counsel and was advised it would be best to table this item until the attorneys have an opportunity to review the case and do some research on the issue of ownership of the parcel. Motion by M. Noniewicz to postpone action until the next meeting. 2nd by J. Novak. Motion carried with M. Kehoegreen dissenting.
7. New Applications
 - a. Brian & H. Jean Smith – 12 & 24 Broadway St – Site Plan 2022-013 to construct banquet hall.

*Motion by M. Noniewicz to move agenda item # 10b to #8. 2nd by B. Hayn. Vote was unanimous, motion carried.
8. Preliminary Reviews – Andrew McCoy with Heller, Heller & McCoy spoke on behalf of the applicant CMMD, LLC. Chairman Mathieu requested a small change to what the applicant presented for the regulation amendment to add benefits of a data center use to Section 8.9.A, #2. References to medical marijuana would also be removed from the LSIA floating zone regulations. Public Hearing will be held on November 2nd during the next regular meeting.
9. Old Business
 - a. Discussion on final draft of cannabis regulations to send to public hearing. – Members discussed the final draft of the regulations and made some edits. The public hearing will be held on November 2nd.

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10. New Business

- a. Gano's Power Equipment, 120 Linwood Ave – 2022-012 Site Plan Modification – Members discussed the application proposing that they do not install sidewalks as their previous site plan approval stated. Members agreed in their desire to keep the sidewalk requirement and suggested the applicants engineer speak with the Town's engineer to come up with an alternative.
- b. CMMD LLC – 2022-011 Regulation Amendment, possible discussion. Move to public hearing. – Moved to #8.

11. Planning Issues and Discussions

- a. Approve 2023 Meeting Calendar – Motion by B. Hayn to approve the calendar. 2nd by M. Kehogreen. Vote was unanimous, motion carried.

12. Correspondence – None

- 13. Adjournment – Motion by M. Noniewicz to adjourn. 2nd by B. Hayn. Vote was unanimous, meeting adjourned at 8:10 pm.**

Respectfully submitted by: S. Kilgus, Land Use Assistant