



Town of Colchester, CT

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

Wednesday, March 1, 2023
7:00 pm – Town Hall, Room 1
Regular Meeting
MINUTES

RECEIVED
COLCHESTER, CT
2023 MAR -2 PM 1:32
Gayle Furman
TOWN CLERK

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

Also Present: D. Sorrentino, Planning Director

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:01 pm
2. **Additions or Deletions to the Agenda** – Motion by M. Noniewicz to add agenda item # 7c PZC 2023-003 ARK Station LLC Special Permit and Site Plan for 200 Lebanon Ave. 2nd by B. Hayn. Vote was unanimous, motion carried.
3. **Minutes of Previous Meeting**
 - a. February 15, 2023 – Motion by B. Hayn to approve minutes as written. 2nd by M. Noniewicz. Motion carried 6-0 with M. Kehoegreen abstaining.
 - b. Amendment to minutes of December 7, 2022 to reflect the approval of the November 2, 2022 minutes instead of November 9, 2022 as written. Motion by M. Noniewicz, 2nd by B. Hayn. Vote was unanimous, motion carried.
4. **Public Hearings** - None
5. **Five Minute Session for the Public** – Two citizens were in attendance in response to an abutters notice sent to them in error regarding an adult-use cannabis retail special permit application at 493 Westchester Rd. The applicant sent out incorrect information. Upon acceptance of the application at the meeting, the public hearing for this application will be held on April 5th. The citizens were advised they will be receiving a revised notice and they should come back when the hearing is held.
6. **Pending Applications** – None
7. **New Applications** – Members and the Planning Director discussed the process for the commission to accept applications and schedule public hearings.
 - a. **PZC 2023-001** of HWY 95, LLC (Applicant) and Tri Town Plaza, LLC (Owner) - Special Permit Application for proposed Adult-Use Cannabis Retail in existing multi-tenant retail plaza at 493 Westchester Road (Assessor's ID 03-17/013-000). Zoning District: Westchester Village (WV) – application was accepted by the commission.
 - b. **PZC 2023-002** of the Colchester Planning & Zoning Commission (Applicant) - Proposed Amendments to several sections of the Land Development (Zoning) Regulations – Members discussed the proposed changes to the regulations, including permitted uses in the Town Center, Rural Use and Westchester Village Districts. Accessory buildings and uses were discussed including building size and footprint of the main dwelling. The definitions section was also discussed. Application was accepted by the commission.

- c. **PZC 2023-003** – of ARK Distillery, LLC (Applicant) and ARK Station, LLC (Owner) – Special Permit Application for proposed distillery at 200 Lebanon Avenue (Assessor’s IS 22-00/039-000). Zoning District: Town Center (TC) – application was accepted by the commission.

8. Preliminary Reviews – None

9. Old Business - None

10. New Business – None

11. Planning Issues and Discussions

- a. Zoning Enforcement Officer Status Report - None

12. Correspondence

- a. Letter from Pullman & Comley Re: Solar Energy Project 524 New London Road

13. Adjournment – Motion by B. Hayn to adjourn, 2nd by M. Noniewicz. Vote was unanimous, meeting adjourned at 8:18 pm.

Respectfully Submitted by: Stacey Kilgus, Land Use Assistant.