



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, March 15, 2023
7:00 pm – Town Hall, Room 1
Regular Meeting
MINUTES

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

Members Absent: M. Noniewicz, A. Lago, ZEO

Also Present: D. Sorrentino, Planning Director

1. Call to Order

2. Additions or Deletions to the Agenda

3. Minutes of Previous Meeting

- a. March 1, 2023 – Motion by B. Hayn to approve as written. 2nd by M. Kehoegreen. *Vote was unanimous, motion carried.*

4. Public Hearings - None

5. Five Minute Session for the Public

6. Pending Applications – None

7. New Applications

- a. **PZC 2023-004** of David D. Damato (Applicant/Owner) – Site Plan Review for proposed 600 square foot accessory building to existing single-family residential use at 115 Mill Hill Road (Assessor's ID 05-10/011-001) Zoning District: Rural Use (RU) – D. Sorrentino gave an overview of the application to construct a 600 sq accessory structure on a 2.85 acre parcel in the Rural Use District. Due to the current regulations, the size of the proposed building exceeds the permitted size of an accessory structure in comparison to the footprint of the associated primary building on the parcel. The building plans were discussed. Motion by J. Novak to approve site plan application PZC 2023-004. 2nd by B. Hayn. *Vote was unanimous, motion carried.*
- b. **PZC 2023-005** of Mary J. McDonald (Applicant) and Gingerfield Associates (Mary J. McDonald & Fred J. Criscuolo, Owners) Zone Change from Future Development (FD) to Rural Use (RU) for 90± acres of land located on Chestnut Hill Road (Assessor's ID 4E-05-004-011) Zoning District: Future Development (FD) – Accepted by the Commission.

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8. Preliminary Reviews – None

9. Old Business

- a. **PZC 2023-002** of the Colchester Planning & Zoning Commission (Applicant) - Proposed Amendments to Sections 3.2, 3.4, 4.2, 5.3.1, 5.7.2, 15.3, and 20.4 of the Land Development (Zoning) Regulations. – D. Sorrentino discussed the proposed changes to the sections needing to be updated regarding accessory buildings. B. Hayn spoke about the town having a lot of farmers and rural hobbyists that erect large outbuildings to store their equipment. This puts restrictions on them that he feels is not fair to do. Members discussed the threshold for when a Site Plan Class 1 application to the commission is triggered and decided that when the proposed building is greater than 75% of the footprint of the associated primary building or 1,000 square feet, when such building is situated on the property in such a way as to minimize visibility from the street and to minimize any adverse impacts on neighboring properties. The Zoning Enforcement Officer may approve a Site Plan Class 1 application provided that the footprint of such accessory building does not exceed 75% of the footprint of the primary building or 1,000 square feet, whichever is less.

10. New Business – None

11. Planning Issues and Discussions

- a. Zoning Enforcement Officer Status Report – None

12. Correspondence - None

13. Adjournment – Motion to adjourn by B. Hayn, 2nd by J. Novak. *Vote was unanimous, motion carried.*

Respectfully submitted by: S. Kilgus, Land Use Assistant