



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

**COLCHESTER ZONING BOARD OF APPEALS  
MEETING MINUTES  
TUESDAY, February 21, 2023  
Meeting @ 7:00 pm**

**MEMBERS PRESENT:** Laurie Robinson, Patrick Reading, Jason Radachy, Michael Solis, Bob Setchinsky, Quinn Kozak, Ariel Lago, Assistant Planner/Zoning Enforcement Officer.

1. **CALL MEETING TO ORDER** – L. Robinson called the meeting to order at 7:05 PM. Unanimous agreement to add 2 items of New Business to the agenda.
2. **LEGAL NOTICE** - None
3. **APPLICATIONS/PUBLIC HEARINGS** – **ZBA2023-001**- Ark Station LLC, 200 Lebanon Ave. The applicants engineer gave a presentation on the application for a variance of driveway width from 12 feet to 15 feet across due to the distance between the side of the existing building and the property line. There was no public testimony. Motion to close the public hearing by M. Solis, 2<sup>nd</sup> by B. Setchinsky. *Vote was unanimous, motion carried.* Members discussed the section of the regulations which resulted in the need for this application. Motion to approve the application by P. Reading, 2<sup>nd</sup> by Q. Kozak. *Vote was unanimous, motion carried.*
4. **MINUTES OF PREVIOUS MEETING** – Motion to table by P. Reading, 2<sup>nd</sup> by Michael Solis. *Vote was unanimous, motion carried.*
5. **OLD BUSINESS** - None
6. **NEW BUSINESS**
  - a. Confirmation of 2023 meeting dates
  - b. Continuing education requirements for land use boards
7. **CORRESPONDENCE** - None
8. **ADJOURNMENT** – Motion to adjourn by Q. Kozak, 2<sup>nd</sup> by M. Solis. *Vote was unanimous. Meeting adjourned at 8:15 pm.*

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2023 MAR 20 PM 3:06  
Gayle Furman  
TOWN CLERK

Respectfully Submitted, *Stacey Kilgus*, Land Use Assistant