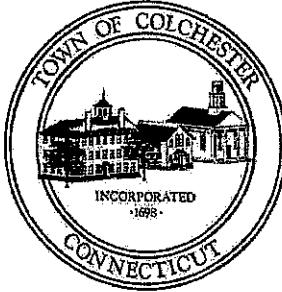


# Town of Colchester

Land Use Department  
127 Norwich Ave, Suite 105  
Colchester, CT 06415  
[www.colchesterct.gov](http://www.colchesterct.gov)



Demian Sorrentino, AICP, Planning Director  
Stacey Churchill, Land Use Assistant  
Isabelle Kisluk, Asst. Planner/ZEO  
Daniel Hickey, Wetlands Agent  
T: (860) 537-7278

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
Wednesday, February 7, 2024 – 7:00 PM  
Town Hall Meeting Room 1  
MINUTES**

RECEIVED  
COLCHESTER, CT  
2024 FEB -9 PM 1:24

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

**Members Absent:** S. Nadeau

**Also Present:** D. Sorrentino, Planning Director, I. Kisluk, ZEO, S. Churchill, Land Use Assistant, Applicants, Public

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:02 pm
2. **Additions or Deletions to the Agenda** - None
3. **Minutes of Previous Meeting**
  - A. Regular Meeting 1/17/24 – Motion by B. Hayn to approve the minutes as written. 2<sup>nd</sup> by J. Novak. Vote was unanimous, motion carried.
4. **Public Hearings** D. Sorrentino read the legal notice for the 2<sup>nd</sup> public hearing.
  - A. **PZC 2023-013** of Galaxy Development, LLC (Applicant) and Kettle Club, LLC (Owner) – Special Permit and Site Plan Review for proposed multi-tenant building for commercial development including food service with a pick-up window on 0.79± acres located at 131 Linwood Avenue (Assessor's ID 11-00-027-000) Zoning District: Town Center (TC) – Chairman Mathieu asked if anyone in attendance had concerns with commissioners seated for the hearing. Hearing none, he went over the public hearing procedures. This public hearing was continued from the last meeting. He asked for staff to provide an update. D. Sorrentino discussed new materials received and the timeline for closing the public hearing. A 35-day extension was previously granted, and a request for an additional 30 day extension was received. The Chairman asked those in favor of the application to speak, beginning with the applicant. Patrick Doherty, Midpoint Engineering, spoke on behalf of the applicant. He discussed changes made to the plans including a reduction from 47 to 44 parking spaces and an escape lane width increase to 15' from 12'. He discussed the building design, color scheme, retaining wall construction along Linwood Ave, traffic study to come, other options for roof line style, an updated lighting plan with a reduction from 25' to 15' light poles, and site elevations. Members asked questions regarding the retaining wall, building style, LED lighting brightness, traffic, and elevations. The Chairman asked if there was anyone else who wanted to speak in favor. Hearing none, he asked if there was anyone who wished to speak in opposition to the application, of which there were none.

Motion by M. Noniewicz to continue the public hearing until the next regularly scheduled meeting to allow for continued review. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried.

- B. **PZC 2024-001** of Lake Hayward Properties, LLC (Applicant) – Proposed Amendments to Sections 4.3.3 and 4.5 of the Town of Colchester Land Development (Zoning) Regulations relating to multi-family residential use in the Suburban Use (SU) District. – Attorney Dory Famiglietti spoke on behalf of the applicant, Alan Williams. She discussed the proposed regulation amendment to increase the allowed number of units per building to 15 on parcels greater than 10 acres of buildable area. The cap of multi-family housing in the zone will be removed also, however this is due to a change to state statute. The 100 unit limit per development will also be removed. She stated this will allow more units per building to reduce the development’s footprint and leave more open space. A. Williams showed members conceptual site plans for a 180-unit development with 18 buildings under the current regulations, another for a 180-unit development with 12 buildings using the proposed regulations, and a conceptual elevation drawing of a 15-unit building. His concept also allows for possible commercial development on the parcel as well. The Chairman asked if there was anyone else who wanted to speak in favor. Hearing none, he asked if there was anyone who wished to speak in opposition to the application, of which there were none.

Motion by M. Noniewicz to close the public hearing. 2<sup>nd</sup> by J. Novak. Vote was unanimous, motion carried.

**5. Five Minute Session for the Public – None**

**6. Pending Applications**

- A. **PZC 2023-013** of Galaxy Development, LLC (Applicant) and Kettle Club, LLC (Owner) – Special Permit and Site Plan Review for proposed multi-tenant building for commercial development including food service with a pick-up window on 0.79± acres located at 131 Linwood Avenue (Assessor’s ID 11-00-027-000) Zoning District: Town Center (TC) – Motion by M. Noniewicz to accept the applicant’s request for an additional 30-day extension. 2<sup>nd</sup> by J. Novak. Vote was unanimous, motion carried. Motion by M. Noniewicz to postpone action on application PZC2024-001 Lake Hayward Properties LLC due to the fact that the public hearing is still open. 2<sup>nd</sup> by J. Novak. Vote was unanimous, motion carried.

- B. **PZC 2024-001** of Lake Hayward Properties, LLC (Applicant) – Proposed Amendments to Sections 4.3.3 and 4.5 of the Town of Colchester Land Development (Zoning) Regulations relating to multi-family residential use in the Suburban Use (SU) District. – Members asked staff to provide additional information on what other properties in the Suburban Use district would be affected by this amendment. They feel a discussion on the character of the SU district should be had, as well as how this will interact with the Commission’s proposed affordable housing regulations.

Motion by M. Noniewicz to postpone action to allow for further staff review. 2<sup>nd</sup> by J. Novak. Vote was unanimous, motion carried.

**7. New Applications – None**

**8. Preliminary Reviews – None**

**9. Old Business – None**

**10. New Business – None**

**11. Planning Issues and Discussions**

- A. Draft regulation amendments for compliance with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142 (PZC 2023-015, Part A). Draft regulation amendments for Affordable Housing Incentive and Manufactured Home Parks (PZC 2023-015, Part B and Part C). – Staff recommended tabling

this discussion. Motion by M. Noniewicz to postpone action to allow for continued staff review. 2nd by B. Hayn. Vote was unanimous, motion carried.

- B. ZEO Report – I. Kisluk updated members with 2 new complaints, 1 resolved. 3 notices sent. Niantic Bay Group appeal public hearing was closed by the ZBA. Deliberation will happen at their next meeting on 2/20/24. Gano's will have their parking lane complete in the spring once the asphalt plants open. She provided an update on Chestnut Hill Rd blight. The old landfill on Red Schoolhouse Rd has a new owner looking to use a portion of the land for agricultural purposes but not requiring excavation. There are concerns about contamination. No zoning or driveway permits have been issued for the property yet.
- C. Southeastern CT Council of Governments (SCCOG) Regional Planning Commission (RPC) seeking Representative and Alternate from Colchester's P&ZC. Meets Quarterly @ 7:00P, meeting dates TBD. – D. Sorrentino requested that two Commission members consider volunteering for the SCCOG RPC. He also noted that he was discussing contracting with SCCOG for the community outreach survey and GIS mapping aspects of the upcoming PoCD update that is due by June 2025.

**12. Correspondence**

- A. CT Federation of Planning & Zoning Agencies Quarterly Newsletter – Winter 2024

- 13. Adjournment** – Motion to adjourn by B. Hayn. 2<sup>nd</sup> by J. Novak. Vote was unanimous, meeting adjourned at 8:34 pm.

Respectfully submitted by: S. Churchill, Land Use Assistant