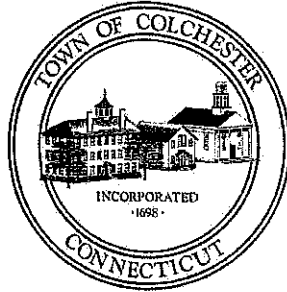


Town of Colchester

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**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, February 21, 2024 – 7:00 PM
Town Hall Meeting Room 2
MINUTES**

RECEIVED
COLCHESTER, CT
2024 FEB 23 PM 3:22
Demian Sorrentino
Planning Director

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

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

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 PM
2. **Additions or Deletions to the Agenda** – D. Sorrentino asked to strike #4B from the agenda as that public hearing is already closed.
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 2/7/24 – Motion by M. Noniewicz to approve the minutes with a correction to item #6A to reflect application number PZC2023-013 of Galaxy Development, LLC. 2nd by B. Hayn. Motion carried with S. Nadeau abstaining.
4. **Public Hearings**
 - 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) – This public hearing was continued from the previous meeting. Patrick Doherty, Midpoint Engineering, spoke about changes made to the plans in response to staff comments and commission member concerns. Updates to the plans include changes to the proposed building design and lowering the proposed site elevation. Commission members expressed a desire for the building to look less modern and more "country". Proposed changes for a different roof line, siding materials, added awnings and color scheme were discussed. The site will drop 2' from what was originally proposed in response to members saying the retaining wall was too high. The lighting plan calls for LED lights with a 4000k color temp equivalent to natural light. A traffic report was provided showing no change in level of service. There was no other testimony in favor, nor testimony in opposition. Motion by M. Noniewicz to continue the public hearing until the next regular meeting on 3/6/24 to finalize plan development. 2nd by J. Novak. Vote was unanimous, motion carried.
5. **Five Minute Session for the Public** – Sean Gillespie, Cambridge Court, spoke about a recent building permit that was issued on a vacant parcel on Congdon Road for a storage cabin to be placed on the property. He does not think the building should be allowed there. He believes the land owner will use the storage cabin as a residence.
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 postpone action due to the public hearing staying open. 2nd 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. – D. Sorrentino provided research to members on SU district parcels that may be affected by this amendment, of which there were few. Motion by M. Noniewicz to approve application PZC2024-001 of Lake Hayward Properties, LLC with an effective date of 3/18/24, with the Commission finding no inconsistency between this proposal and the 2015 Plan of Conservation and Development. 2nd by B. Hayn. 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. Heather Wilson of Hop Culture Farms & Brew Co., LLC, 144 Cato Corner Road to discuss proposed regulation to allow for primitive camping by Special Permit as accessory use to existing brewery. – Heather and Sam Wilson appeared before the commission to discuss their plans for semi-primitive campsites at their Hop Culture location. They will be submitting an application for a modification to their Special Permit to allow this fee-based recreational activity as an accessory to their existing agricultural use. A public hearing will be scheduled when the application is received.
- B. 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). – D. Sorrentino discussed the proposed regulation amendments. Part C was reviewed by staff and found to be complete in its initial draft form dated 12/20/23. Part A was revised to include requirements for EV charging infrastructure in Sec. 10.5.4 with a second draft revision date of 2/20/24. Part B is undergoing some significant revisions based on Commissioner comments and further staff consideration. The second draft of Part B will be provided to Commissioners in advance of the 3/6/24 meeting when it can be discussed further. The public hearing will be scheduled for 3/20/24.
- C. ZEO Report – ZEO not in attendance

12. Correspondence

- A. CT Federation of Planning & Zoning Agencies 76th Annual Conference, Thursday 3/28/24

13. Adjournment – Motion to adjourn by M. Noniewicz. 2nd by J. Novak. Vote was unanimous, meeting adjourned at 8:31 PM.

Respectfully submitted by: S. Churchill, Land Use Assistant