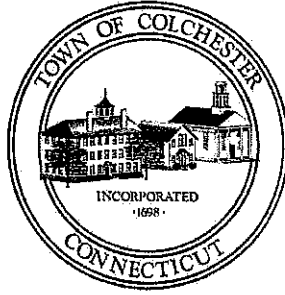


# Town of Colchester

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, March 6, 2024 – 7:00 PM

Town Hall Meeting Room 1

### MINUTES

RECEIVED  
COLCHESTER, CT  
2024 MAR - 8 AM 11:38  
Demian Sorrentino

**Members Present:** Chairman J. Mathieu, Vice Chair J. Novak, M. Noniewicz, S. Smith, B. Hayn, S. Nadeau  
**Members Absent:** M. Kehoegreen  
**Also Present:** D. Sorrentino, Planning Director, I. Kisluk, ZEO, S. Churchill, Land Use Assistant, Applicant

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 pm.
2. **Additions or Deletions to the Agenda - none**
3. **Minutes of Previous Meeting**
  - A. Regular Meeting 2/21/24 – Motion by M. Noniewicz to approve the minutes. 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, motion carried.*
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) – D. Sorrentino went over his staff report. Patrick Doherty, PE, discussed the revisions to the plans and responses to staff and commission comments regarding the traffic report, revised site plan, easements for parking, access, temporary construction and sidewalks. Discussion included building elevation, design elements, and a traffic study regarding any change in the level of service. All necessary information has been provided to staff, which recommended the public hearing be closed. Motion by M. Noniewicz to close public hearing 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). 2<sup>nd</sup> by J. Novak. *Vote was unanimous, motion carried.*
5. **Five Minute Session for the Public - none**
6. **Pending Applications**

**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) – Members went over the items discussed and determined there is nothing needed further. Motion by M. Noniewicz to approve application 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, in accordance with all testimony and

documentation submitted therewith. The Commission finds that the applicant has adequately demonstrated compliance with applicable sections of the Regulations governing said use, including but not limited to: Sec. 5.3.1.2 – Commercial Development Permitted in Town Center (TC) District; Sec. 5.3.2.3 – Pick-up window by Special Permit in the Town Center (TC) District; Sec. 5.6 – Design Regulations for the TC District; Section 15.4 – Site Plan Class 2; and Section 14.8 – General Evaluation Criteria for Special Permits.

Specific conditions of this approval are:

-Applicant shall address any outstanding staff comments prior to preparation of final plans and mylars for the Commission's endorsement.

-An Erosion & Sediment Control Bond as approved by the Town Engineer shall be posted with the Town prior to the start of construction.

-Delivery trucks shall be limited to a single-unit truck SU-40 or smaller and both deliveries and refuse removal shall be coordinated to not conflict with the tenant's normal business hours.

-All individual business identification signage, both pylon-mounted and building-mounted requires compliance review and approval in accordance with Sec. 11 of the Regulations prior to installation.

-There shall be no conversion of the approved pick-up window to a prohibited drive-thru window, as these terms are defined in Section 20.4 of the Regulations, unless and until such time that a drive-thru window may become a permissible use at this location.

2<sup>nd</sup> by J. Novak. *Vote was unanimous, motion carried.*

## **7. New Applications**

A. **PZC 2024-002** of Hop Culture Farms & Brew Co., LLC (Owner/Applicant) – Modification of existing Special Permit to allow fee-based outdoor recreation in the form of semi-primitive overnight camping as an accessory use to the existing farm brewery on 37.28± acres located at 144 Cato Corner Road (Assessor's ID 05-12-024-000) Zoning District: Rural Use (RU) – Received by the commission with a public hearing to be scheduled for 3/20/24

B. **PZC 2023-015** of the Town of Colchester Planning & Zoning Commission (Applicant) – Proposed amendments to the Colchester Land Development (Zoning) Regulations for the following: Part A: Amendments to Sections 3.2, 3.3, 4.2, 4.3, 5.3.1, 6.2, 6.3, 7.3, 8.4, 8.8.9, 8.8.15, 8.10.4, 10.1, 10.5, 14.1, and 20.4 to achieve consistency with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142; Part B: Amendments to Sec. 8.2.1 the Standard Affordable Housing Requirement (10%), to create Sec. 8.2.2 Multi-Family Affordable Housing Incentive (30%) and Sec. 20.4 to create a definition of "Affordable Housing Unit"; and Part C: Amendments to Sections 3.3, 4.3, 13.6, 20.4 and to create Sec. 8.13 Manufactured Home Park (MHP). - Received by the commission with a public hearing to be scheduled for 3/20/24

**8. Preliminary Reviews - none**

**9. Old Business - none**

**10. New Business - none**

**11. Planning Issues and Discussions**

A. ZEO Report – I. Kisluk updated members with 4 new complaints, 1 resolved, 1 notice of violation sent, the ZBA appeal from Niantic Bay Group was denied. Gano's is waiting for asphalt to make the changes to the front parking at their Linwood Ave site.

**12. Correspondence - none**

**13. Adjournment** – Motion by M. Noniewicz, 2<sup>nd</sup> by J. Novak. *Vote was unanimous, meeting adjourned at 7:55 pm.*

Respectfully submitted by: S. Churchill, Land Use Assistant