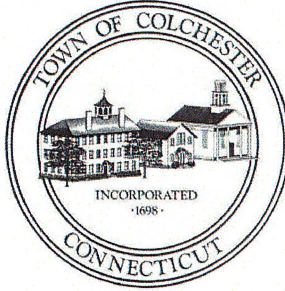


Town of Colchester

Land Use Department
127 Norwich Ave, Suite 105
Colchester, CT 06415
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, April 17, 2024 – 7:00 PM
Town Hall Meeting Room 1
MINUTES

RECEIVED
COLCHESTER, CT
2024 APR 19 PM 1:14
Gayle Furman
TOWN CLERK

Members Present: Chairman J. Mathieu, M. Noniewicz, S. Smith, M. Kehogreen, B. Hayn, S. Nadeau
Members Absent: J. Novak
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** – None
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 3/20/24 – Motion by M. Noniewicz to approve the minutes. 2nd by B. Hayn. Vote was unanimous, motion carried with M. Kehogreen abstaining.
4. **Public Hearings**
 - A. **PZC 2024-003** of Anton Smith (Applicant) and Robia Kruse (Owner) – Zone Change to establish an Arterial Commercial (AC) District Overlay upon 5.5± acres of land located at 475 Parum Road (CT Route #354) (Assessor’s ID 03-05/019-000). Zoning District: Rural Use (RU) – Legal notice was read. Because applicant did not send abutter notices of the public hearing, the hearing will not be opened. No action taken.
 - 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). No responses received from neighboring towns. A finding of no adverse inter-municipal impact was received from SCCOG. Chairman Mathieu gave the public an opportunity for testimony in favor or opposition. Hearing none, motion by M. Noniewicz to close the public hearing. 2nd by B. Hayn. Vote was unanimous, motion carried.
5. **Five Minute Session for the Public** – None
6. **Pending 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) – S. Nadeau recused himself and was seated with the audience. D. Sorrentino stated that his staff report contained draft

motions to continue, deny and approve with conditions. D. Sorrentino reviewed a list of 13 possible conditions, which after discussion were finalized as follows:

1. This Special Permit is specific to a semi-primitive campground as defined in the Regulations of Connecticut State Agencies Sec. 19a-2a-29(b)(15) and (6).
2. Annual registration of the semi-primitive campground with the local Health District shall be maintained in good standing at all times. Documented proof of approval of the annual registration shall be submitted by the Permittee to the Land Use Department no later than May 1 of each year.
3. Overnight camping shall be limited to Friday and Saturday nights only, and the permitted overnight camping season shall be not prior to May 1 nor after October 31, each year.
4. The maximum number of semi-primitive camping locations (sites) on the subject property shall be 25.
5. No camp site shall be located within 250' of the perimeter property lines.
6. The maximum number of persons assigned to or occupying each semi-primitive camping location (site) shall be four (4).
7. The Permittee shall keep a current log of all persons assigned to or occupying each semi-primitive camping location (site) at all times. Visitors to camping location (sites) that result in more than 4 persons at an individual location (site) are prohibited.
8. Portable toilets with hand cleaning stations shall be present and properly maintained in a sanitary condition by the Permittee throughout the camping season.
9. Overnight campers shall be required to carry out what they carry in per established "Leave no Trace" guidelines.
10. Quiet hours between 10:00 PM and 8:00 AM on both Fridays and Saturdays during the overnight camping season shall be strictly enforced by the Permittee.
11. Permittee shall submit a list of rules that will be distributed to overnight campers, including such rules as may pertain to: prohibition of outside alcohol; fire safety; carry out/in; quiet hours; enforcement policies; etc.
12. Special Permit SP2018-003 and Special Permit Modification SP2022-004, including all prior conditions of approval relevant to said permits remain in full force and effect.
13. Any land-disturbing activity within 75' of inland wetlands or within 100' of the ordinary high-water mark of a watercourse requires a Permit to Conduct Regulated Activity from the Colchester Conservation Commission.

Following additional discussion, Commissioners decided to add:

14. All minors must be accompanied by an adult.

Motion by M. Noniewicz to approve PZC 2024-002 of Hop Culture Farms & Brew Co., LLC for 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 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 Section 14.8 – General Evaluation Criteria for Special Permits. Incorporating the 13 conditions contained in the Planning Director's staff report as modified and adding condition 14 that all minors must be accompanied by an adult. 2nd by B. Hayn. Vote was unanimous, motion carried. S. Nadeau rejoined the commissioners at the table.

- B. **PZC 2024-003** of Anton Smith (Applicant) and Robia Kruse (Owner) – Zone Change to establish an Arterial Commercial (AC) District Overlay upon 5.5± acres of land located at 475 Parum Road (CT Route #354) (Assessor's ID 03-05/019-000). Zoning District: Rural Use (RU) – No action taken.

- C. **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). – Motion by M. Noniewicz to approve application PZC 2023-015 of the Town of Colchester Planning & Zoning Commission for proposed amendments to the Colchester Land Development (Zoning) Regulations - Part “A” relating to achieving consistency with the specified Public Acts, Part “B” relating to Affordable Housing, and Part “C” relating to Manufactured Home Parks, all with an effective date of May 13, 2024. The Commission finds that these amendments are consistent with Colchester’s 2015 Plan of Conservation & Development, and further finds that Part “B” and Part “C” are consistent with the strategies and action steps of Colchester’s 2022 Affordable Housing Plan. 2nd by M. Kehogreen. Vote was unanimous, motion carried.

7. New Applications

- A. **PZC 2024-004** of Nicholas E. Wisniewski (Applicant/Owner) – Site Plan application to construct an 80’ X 50’ (4,000 SF) accessory building with attached 80’ X 15’ (1,200 SF) storage shed at 99 Pickerel Lake Road (MBL#03-19-014-000) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU). Members discussed the application details including placement of building on property, vegetative buffers, visibility, site grading, building design, and intended use. – Motion by M. Noniewicz to approve application PZC2024-004 of Nicholas E. Wisniewski (Applicant/Owner) – Site Plan application to construct an 80’ X 50’ (4,000 SF) accessory building with attached 80’ X 15’ (1,200 SF) storage shed at 99 Pickerel Lake Road in accordance with all testimony and documentation submitted therewith, and subject to the following conditions: (1) A minimum vegetated buffer of 5’ feet shall be maintained along the shared property boundary with Wozniacki and Parzych; and (2) the building shall be located so as to maintain a 38’ minimum building setback from the shared property boundary with Wozniacki and Parzych. With these conditions, the Commission finds that the proposal is consistent with the standards of Section 15.3 of the Colchester Land Development (Zoning) Regulations. 2nd by B. Hayn. Vote was unanimous, motion carried with conditions stated.
- B. **PZC 2024-005** of Lake Hayward Properties, LLC – CGS Sec. 8-24 Referral regarding a request for discontinuance of Shugrue Road No. 1, so-called, located southeasterly of Lake Hayward Road and westerly of CT State Route 11. Members discussed the 8-24 review process, the proposal and maintaining access to parcels in the area of Shugrue Road No. 1. – Motion by M. Noniewicz to send a favorable recommendation to the Board of Selectmen regarding the discontinuance of Shugrue Road #1, so-called, finding consistency with Action Item 5.3.B.1 of Colchester’s 2015 Plan of Conservation & Development. In addition, the P&ZC recommends that the Board assure that all adjacent parcels continue to have access to their properties. 2nd by B. Hayn. Vote was unanimous, motion carried.
- C. **PZC 2024-006** of Karen L. Harris (Applicant/Owner) – Site Plan application to construct a 60’ X 40’ (2,400 SF) accessory building at 88 Harbor Road (MBL#05-02-002-001) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU). – Members discussed the

application details including placement of building on property, building design, intended use. Motion by M. Noniewicz to approve application PZC2024-006 of Karen L. Harris (Applicant/Owner) – Site Plan application to construct a 60' X 40' (2,400 SF) accessory building at 88 Harbor Road in accordance with all testimony and documentation submitted therewith. The Commission finds that the proposal is consistent with the standards of Section 15.3 of the Colchester Land Development (Zoning) Regulations. 2nd by B. Hayn. Vote was unanimous, motion carried.

8. Preliminary Reviews

9. Old Business

10. New Business

11. Planning Issues and Discussions

- A. Southeastern CT Council of Governments (SCCOG) Regional Planning Commission (RPC) seeking Representative and Alternate from Colchester's P&ZC. Commission members already have substantial obligations and unfortunately do not have additional time to dedicate to the SCCOG RPC.
- B. Plan of Conservation & Development Update – Community Survey – Planning Director will contact Planimetrics to ascertain what survey questions were asked last time the PoCD was updated, and will begin to formulate new survey questions that the Commission can review and comment on.

12. Correspondence

- A. Notice of Exempt Modification – Verizon Wireless Telecommunications Facility at 856 Middletown Road. – No action

13. Adjournment – Motion to adjourn by B. Hayn. 2nd by M. Noniewicz. Vote was unanimous, meeting adjourned at 8:44 PM.

Respectfully submitted by: S. Churchill, Land Use Assistant