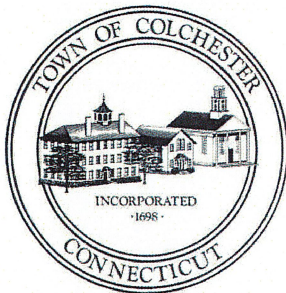


# Town of Colchester

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

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

**Members Absent:** M. Kehogreen, S. Nadeau

**Also Present:** D. Sorrentino, Planning Director, I. Kisluk, Asst. Planner/ZEO, Applicants, Public

RECEIVED  
COLCHESTER, CT  
2024 MAY -3 PM 3:27  
Dyke Hummon  
CITY ENGINEER  
TOWN ENGINEER

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 4/17/24 – Motion by M. Noniewicz to approve the minutes as written. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried with J. Novak 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) – J. Novak recused himself and sat in the back of the room. D. Sorrentino read the legal notice, noting that the hearing was not opened on 4/17/24 due to an abutter notice problem. Chairman Mathieu went over the public hearing procedures for the members of the audience, and asked if there were any concerns with commissioners seated for the hearings. Nedra Clarke asked for clarification on who the Commission members were, and J. Mathieu explained. D. Sorrentino provided his staff report and explained the applicant's issues with the abutter's notices, suggesting that the Commission consider continuing the public hearing to ensure that all abutters have the opportunity to attend and comment. Audience members stated that their notice letters were not postmarked, J. Mathieu stated we'll deal with the notice letters as part of the overall discussion. J. Mathieu called for anyone in favor of the application, starting with the applicant. Anton Smith introduced himself, summarized his community involvement and explained that he is interested in purchasing the property to convert the horse arena into a facility for indoor sports instruction for kids including basketball, baseball, softball, as well as pickleball and golf simulators for all ages. B. Hayn asked about bathrooms, locker rooms and showers, and also about a site plan showing parking, lighting and such. D. Sorrentino noted that this application for Arterial Commercial overlay is the applicant's first step, and a Site Plan for the proposed "public or private recreation" use would be a subsequent application. J. Mathieu noted that if the overlay is approved any use Permitted or Specially Permitted could be implemented thereafter. J. Mathieu called for anyone opposed to the application. Nedra Clarke, 451 Parum Road is concerned about time of operation and traffic, water and sewer. M. Noniewicz noted that those are Site Plan concerns which will be relevant at a later time. She showed the notice letter received that had a stamp but no postmark on it and no return address. Claudia Maistrelis, 442 Parum Road stated her notice was handwritten with no postmark

and no return address, inquired about the lack of a public hearing sign, supports children's sports but this is a residential area, road is troublesome and people speed, concerned about wells, worried about property value, questioned development of fields at the rear of the property, lighting, and questioned plans for the existing residence. Melissa Kennedy, 453 Parum Road stated she did not receive the notice of this meeting at all, is concerned about the road, wetlands, questioned development of fields at the rear of the property, lighting, questioned if this is a viable location for business. Patrick Kennedy, 453 Parum Road is concerned about uses permitted in the AC overlay other than "public or private recreation", hours of operation, traffic, and that it's a residential and agricultural area. Leo Ouelette, 463 Parum Road asked if any additional building would be constructed. J. Mathieu asked for anyone in favor who wished to answer questions or rebut. Anton Smith confirmed that he brought the letters to the post office where they stamped the Certificate of Mailing and he left the letters there, he cannot explain why they did not postmark them, he does not intend to develop outdoor sports fields, the existing house will be rented, he does not intend to construct any more buildings except for maybe a small storage shed. Robia Kruse is the current owner and is in favor of proposal, area is historically agricultural, and sports activities for kids is similar to agriculture. J. Mathieu asked for anyone in opposition who wished to ask additional questions. Claudia Maistrelis, 442 Parum Road asked if the existing house will be rented for business or residential use. Melissa Kennedy, 453 Parum Road asked if the tract behind could be added to the AC overlay and used for Commercial purposes, also that one of the abutters is a new owner in April and likewise was not notified. D. Sorrentino explained that the adjacent property to the rear does not have frontage on an arterial road and cannot be AC unless the two properties were merged, and a new zone change application was submitted to the Commission. J. Mathieu asked again for any more comments in opposition. J. Mathieu recognized Robia Kruse wanting to speak again in favor. She stated that traffic for Anton's proposal will be less than her horse business had when it was operating on the property and there is already lighting on the barn. Anton Smith stated that the existing house will be rented for residential use and has no interest or intention of purchasing additional adjacent property. J. Mathieu asked if staff had anything further. D. Sorrentino stated he would be interested to check on whether an overlay zone approval can limit potential uses that are implementable and reviewed sections of the PoCD, stating he finds neither support for the proposal, nor inconsistency with the proposal.

Motion by M. Noniewicz to continue PZC2024-003 to the next regularly scheduled meeting on 5/15/24 due to the unusual issues with the notice to abutters. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried.

J. Novak rejoined the Commission at the table.

5. **Five Minute Session for the Public** – Claudia Maistrelis, 442 Parum Road stated she spoke to Stacey and inquired about the property adjacent to the group home, she has seen surveyors and Eversource vehicles there for a long time and wonders what is going on. D. Sorrentino confirmed that there are no active permits for that property, they may be surveying the property or that sometimes utility companies park vehicles and stage materials when they are working in the area.
6. **Pending Applications** – None
  - 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) – Motion by M. Noniewicz to postpone action due to the public hearing still being open. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, motion carried with J. Novak abstaining.

7. **New Applications** – None
8. **Preliminary Reviews** – None
9. **Old Business** – None
10. **New Business** – None
11. **Planning Issues and Discussions**
  - A. Plan of Conservation & Development Update – Community Survey Questions – D. Sorrentino provided a first draft of PoCD community survey questions and discussed with the Commission. He will forward the question to commissioners via email who can review and reply with any comments or suggested revisions.
  - B. Zoning Enforcement Officer Report – Zoning Enforcement Officer I. Kisluk provided her report on current zoning and blight violations.
12. **Correspondence** – None
13. **Adjournment** – Motion by M. Noniewicz to adjourn. 2<sup>nd</sup> by B. Hayn. Vote was unanimous, meeting adjourned at 8:27 PM.

Respectfully submitted by: D. Sorrentino, Planning Director