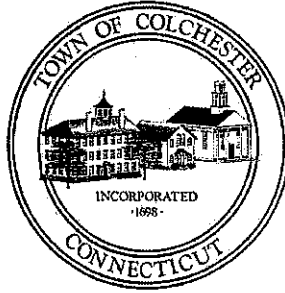


Town of Colchester

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**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, September 20, 2023 – 7:00 PM
Town Hall Meeting Room 1
MINUTES**

RECEIVED
COLCHESTER, CT
2023 SEP 21 PM 1:26
CYCLE FURNACE
TOWN CLERK

Members Present: Chairman J. Mathieu; Vice Chair J. Novak; M. Kehogreen; B. Hayn; S. Smith; M. Noniewicz; S. Nadeau
Absent: None
Also Present: Planning Director, D. Sorrentino; M. Reynolds, PE; Stephen Fedus; 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 9/6/23 - Motion by M. Noniewicz to approve the minutes as written. 2nd by B. Hayn. All were in favor with S. Nadeau abstaining, motion carried.
4. **Public Hearings**
 - A. **PZC2023-012** of Stephen M. Fedus (Applicant) and Stephen M. Fedus, Trustee of the Stephen M. Fedus Trust Agreement Dated August 15, 2001 (Owner) – Special Permit and Site Plan Review for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road (Assessor's ID 21-00-003-000) Zoning District: Suburban Use (SU). – Chairman Mathieu asked if anyone in the audience had concerns about commissioners seated. Hearing none, he went over the public hearing process. D. Sorrentino presented the Planning Director's staff report and gave an overview of the permitting requirements and application exhibits. Mark Reynolds, PE spoke on behalf of the applicant and gave the Commission a presentation of the application. He discussed the building layout, drainage, parking, landscaping, utilities and conceptual building architecture. Commissioners asked questions and M. Reynolds provided responses. Chairman Mathieu asked if anyone would like to speak in favor of the proposal. Stephen Fedus, applicant, spoke about the need for quality rental housing in Colchester. Chairman Mathieu asked if anyone would like to speak in opposition. Greg Cerniglia of 163 Amston Road, Colchester spoke of the absence of catch basins, drainage and runoff, environmental impacts, snow removal, traffic, school children and is opposed to rental units. Richard Kowalski of 1 Village Court, Colchester spoke of concerns of traffic speed and weekend traffic volume on Amston Road. Review and provision of comments are still forthcoming from the Planning Director, Public Works and Sewer and Water. Motion by M. Noniewicz to continue the Public Hearing for PZC2023-012, Stephen Fedus, applicant for a multi-

family 19 unit residential development to the next regular meeting of October 4, 2023 to allow continued staff and public comment. 2nd by J. Novak. All were in favor, motion carried.

5. Five Minute Session for the Public – No comments

6. Pending Applications

- A. **PZC2023-012** of Stephen M. Fedus (Applicant) and Stephen M. Fedus, Trustee of the Stephen M. Fedus Trust Agreement Dated August 15, 2001 (Owner) – Special Permit and Site Plan Review for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road (Assessor's ID 21-00-003-000) Zoning District: Suburban Use (SU). – Motion by M. Noniewicz to table consideration of PZC2023-012 to the next regular meeting of October 4, 2023 because the Public Hearing is still open. 2nd by J. Novak. All were in favor, motion carried.

7. New Applications - None

8. Preliminary Reviews - None

9. Old Business - None

10. New Business - None

11. Planning Issues and Discussions

- A. PA 23-142 Compliance – CT Office of Policy & Management – D. Sorrentino explained the Public Act and presented I. Kisluk's analysis of Colchester's regulations. The Commission understands that changes will be required to achieve compliance. Staff will recommend that the First Selectman provide a response of current non-compliance with PA 23-142 to CT OPM with an anticipated timeframe of 6-9 months to achieve compliance. These revisions will be grouped with those remaining to gain compliance with Public Acts enacted in 2021 and 2022.
- B. Zoning Enforcement Status Report - ZEO I. Kisluk was not present. D. Sorrentino stated that enforcement efforts continue and I. Kisluk has a good record of achieving compliance.

12. Correspondence – None

13. Adjournment – Motion by B. Hayn to adjourn. 2nd by M. Kehoegreen. All were in favor, meeting adjourned at 8:04 PM

Respectfully submitted by: D. Sorrentino, Planning Director & S. Churchill, Land Use Assistant