

Town of Colchester

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**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, October 4, 2023 – 7:00 PM
Town Hall Meeting Room 1
MINUTES**

Members Present: Chairman J. Mathieu; B. Hayn; M. Noniewicz; S. Nadeau

Absent: Vice Chair J. Novak; M. Kehogreen; S. Smith

Also Present: Planning Director, D. Sorrentino; ZEO I. Kisluk, Land Use Asst S. Churchill, Stephen Fedus
Public

RECEIVED
COLCHESTER, CT
2023 OCT -6 PM 1:45
D. Sorrentino
PLANNING DIRECTOR

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:01 PM
2. **Additions or Deletions to the Agenda**
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 9/20/23 – Motion by B. Hayn to approve with minor correction changing the word “table” to “postpone action” in a motion made by M. Noniewicz in the last meeting. 2nd by M. Noniewicz. Vote was unanimous, 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) & APOZ – Public Hearing continued from 9/20/23. D. Sorrentino noted the additional Exhibits added to the file including Public Works Director comments, Planning Director Comments and a letter received from Clem McGrath of 16 Village Court. Chairman Mathieu asked if anyone would like to give additional testimony, beginning with the applicant. Stephen Fedus stated he was happy to answer any questions. He spoke of the need for affordable housing and workforce housing in Colchester and across the state. He feels this will enrich the community and feels it is a good fit due to the mixed commercial/residential uses nearby as well as a mixture of single-family homes, rentals and condos.
Shirley Boron, 3 Village Court – spoke on behalf of another resident on Village Court and expressed a desire for continuous sidewalks going down Rte 85 to the intersection with Broadway to help make pedestrian traffic safer. D. Sorrentino stated there may be grants available to make that happen and will discuss with the Town Engineer.

Motion by M. Noniewicz to continue the public hearing until the next regularly scheduled meeting on October 18th so that staff comments can be addressed, and the Conservation Commission can make a decision on the application before them. 2nd by B. Hayn. Vote was unanimous, motion carried.

5. Five Minute Session for the Public - None

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) & APOZ – Motion by M. Noniewicz to postpone action on application PZC2023-012 until the next regularly scheduled meeting on October 18, 2023 because the Public Hearing is still open. 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. Zoning Enforcement Status Report – J. Kisluk gave an update on ongoing Zoning and Blight violations. Discussed status of complaints regarding political signs. 11 signs have been relocated to compliant locations.
- B. Jordan Lane Affordable Housing Development – Public Hearing will be held on 10/18/23 regarding the lack of homes sold as affordable on Jordan Lane.

12. Correspondence

- A. Centerline Communications – Notice of Exempt Modification – 355 Route 85

13. Adjournment – Motion by B. Hayn to adjourn. 2nd by S. Nadeau. Vote was unanimous, meeting adjourned at 7:21 pm.

Respectfully submitted by: Stacey Churchill, Land Use Assistant