

Town of Colchester

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

RECEIVED
COLCHESTER, CT
2023 NOV -2 PM 1:05
MAYE FURMAN
TOWN CLERK

Members Present: Vice Chair J. Novak, B. Hayn, M. Noniewicz, S. Smith, M. Kehoegreen

Absent: Chairman J. Mathieu, S. Nadeau

Also Present: I. Kisluk, ZEO, S. Churchill, Land Use Assistant, Mark Reynolds, PE; Stephen Fedus; Public

1. **Call to Order** – J. Novak called the meeting to order at 7:01 PM
2. **Additions or Deletions to the Agenda** – None
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 10/18/23 – Motion by M. Noniewicz to accept the meeting minutes as written. 2nd by B. Hayn. Vote was unanimous with M. Kehoegreen 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) & APOZ – Public Hearing is continued from 10/18/23. I. Kisluk read additional exhibits into the record. J. Novak asked if there was any additional comments from the applicant or testimony from the public. Mark Reynolds, PE submitted a drawing showing the corrected placement of Building 1 in response to comments from staff. The drawing also addresses questions regarding accessibility and slope of the parking area. No other testimony in favor nor opposition was provided. Motion by B. Hayn to close the public hearing. 2nd by B. Noniewicz. Vote was unanimous, hearing is closed.
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 – I. Kisluk read updated Planning Director report to discuss outstanding comments regarding Building 1 and the photometric plan. Members agreed on a condition for photometric plan verification. Motion by M. Noniewicz to approve application 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 associated Site Plan for proposed 19-unit multi-family residential development on 8.5± acres located at 203 Amston Road. The Commission finds that the applicant has adequately demonstrated compliance with applicable sections of the Regulations governing said use, including but not limited to: Section 4.5 – SU District Multi-Family Housing Requirements for properties with municipal water and sewer; Section 8.1.1 – Multi-Family Development; Section 15.4 – Site Plan Class 2; Section 14.8 – General Evaluation Criteria for Special Permits; and Section 9.2.1.F.3 - Evaluation Criteria and Considerations for the APOZ with a condition that applicant shall address items outstanding per Planning Director's Review Comments #3 dated 11/1/23 prior to the Chairman's endorsement of the mylar plans and verification of the photometric plan. 2nd by B. Hayn. Vote was unanimous, motion carried.

7. New Applications

- A. PZC2023-013 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) – Application received by the Commission.

8. Preliminary Reviews – None

9. Old Business – None

10. New Business – None

11. Planning Issues and Discussions

- A. Zoning Enforcement Status Report – I. Kisluk provided members with an update on zoning enforcement, including resolved issues and the pending appeal to the ZBA from Niantic Bay Group. She also discussed 493 Westchester Rd needing to file their approval letter on the land records prior to issuance of their CO.

Members briefly discussed their education requirements that are to be completed by the end of the year.

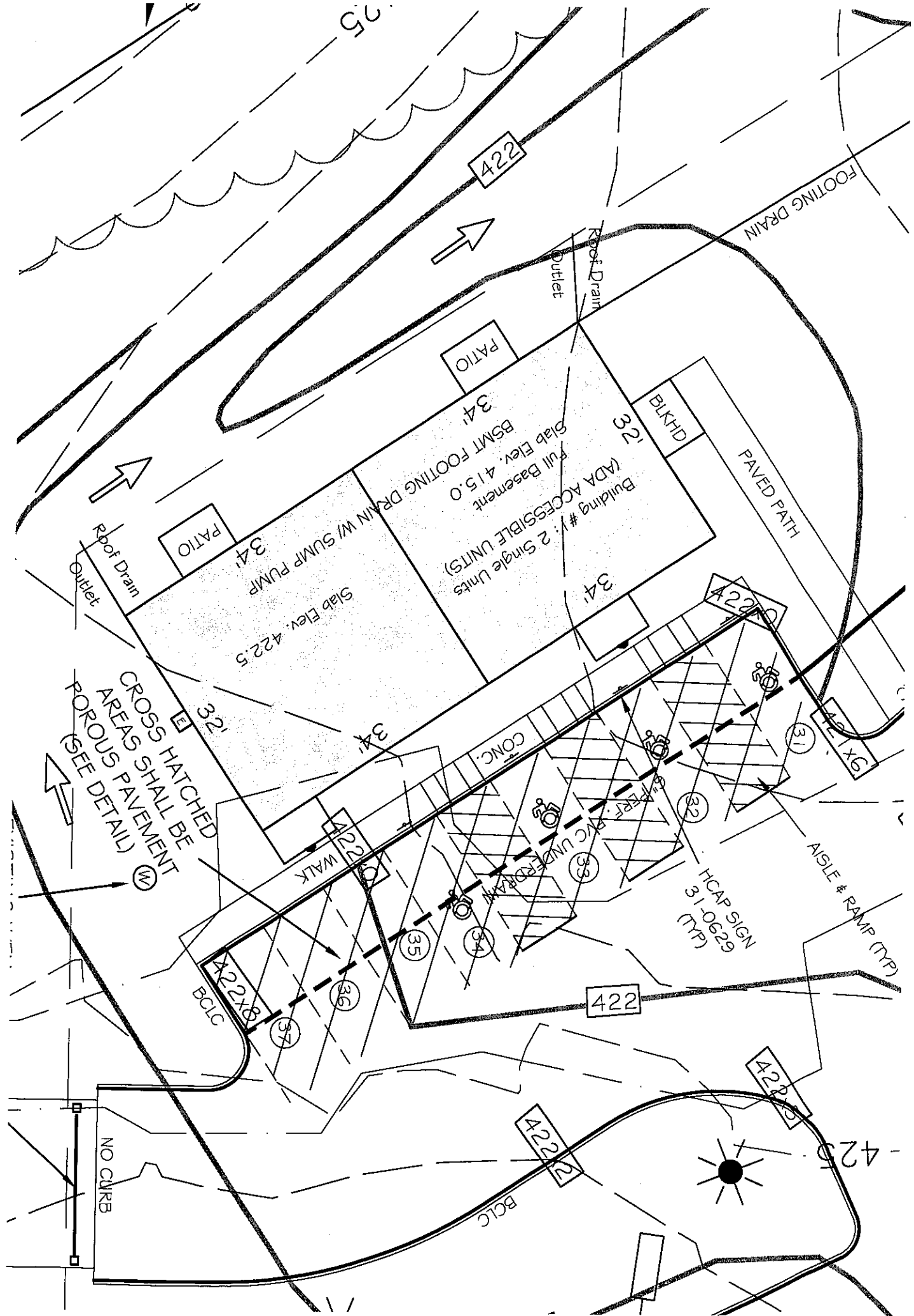
- J. Novak asked about the conditions at a property on Chestnut Hill Rd. and the temporary structures that have been put up storing all sorts of things. He said it is visible from the road. Recently an addition was put on the house and members discussed whether a CO should be issued for the addition before the violations are resolved.

12. Correspondence – none

13. Adjournment – Motion by B. Hayn to adjourn. 2nd by M. Kehoegreen. Vote was unanimous, meeting adjourned at 7:32 PM.

Respectfully submitted by: S. Churchill, Land Use Assistant

203 Amater Rd 11/1/2023



CROSS HATCHED AREAS SHALL BE POROUS PAVEMENT (SEE DETAIL)

NO CURB

