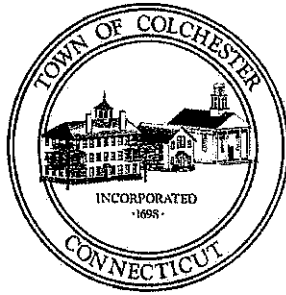


Town of Colchester

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, December 20, 2023 – 7:00 PM
Town Hall Meeting Room 2

MINUTES

RECEIVED
COLCHESTER, CT
2023 DEC 21 PM 1:08
Gayle Furrman
TOWN CLERK

Members Present: Chairman J. Mathieu; Vice Chair J. Novak; M. Noniewicz; S. Smith; B. Hayn; M. Kehoe Green

Members Absent: S. Nadeau

Also Present: Planning Director D. Sorrentino

1. **Call to Order** – Chairman J. Mathieu called the meeting to order at 7:08 PM
2. **Additions or Deletions to the Agenda** - None
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 12/6/23 – M. Noniewicz noted that under Item 6.A, fifth line, the third word “due” should be deleted. Motion by M. Noniewicz to approve the minutes as amended with this correction. 2nd by B. Hayn. Vote was unanimous with M. Kehoe Green abstaining, motion carried.
4. **Public Hearings**
 - A. **PZC 2023-013** 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) – Motion by M. Noniewicz to continue the public hearing to the next regularly scheduled meeting of 1/3/24. 2nd by J. Novak. Vote was unanimous, motion carried.
5. **Five Minute Session for the Public** - None
6. **Pending Applications**
 - A. **PZC 2023-013** 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) – Motion by M. Noniewicz to postpone action to the next regular meeting of 1/3/24 due to the public hearing still being open. 2nd by J. Novak. Vote was unanimous, motion carried.
7. **New Applications** - None
8. **Preliminary Reviews** – None
9. **Old Business** – None

10. New Business

A. Election of Officers for 2024 –

Motion by M. Noniewicz to open nominations of Planning & Zoning Commission Officers for 2024. 2nd by J. Novak. Vote was unanimous, motion carried.

Motion by M. Noniewicz to nominate J. Mathieu for the position of Chairman. 2nd by J. Novak. Vote was unanimous, motion carried.

Motion by B. Hayn to close nominations for the position of Chairman. 2nd by J. Novak. Vote was unanimous, motion carried.

Motion by M. Noniewicz to nominate J. Novak for the position of Vice Chairman. 2nd by B. Hayn. Vote was unanimous, motion carried.

Motion by B. Hayn to close nominations for the position of Vice Chairman. 2nd by J. Novak. Vote was unanimous, motion carried.

Motion by J. Novak to nominate M. Noniewicz for the position of Secretary. 2nd by B. Hayn. Vote was unanimous, motion carried.

Motion by B. Hayn to close nominations for the position of Secretary. 2nd by J. Novak. Vote was unanimous, motion carried.

Motion by M. Noniewicz to close nominations of Planning & Zoning Commission Officers for 2024. 2nd by B. Hayn. Vote was unanimous, motion carried.

Motion by M. Noniewicz to approve the nomination of J. Mathieu for the position of Chairman. 2nd by B. Hayn. Vote was unanimous, motion carried.

Motion by M. Noniewicz to approve the nomination of J. Novak for the position of Vice Chairman. 2nd by B. Hayn. Vote was unanimous, motion carried.

Motion by J. Novak to approve the nomination of M. Noniewicz for the position of Secretary. 2nd by B. Hayn. Vote was unanimous, motion carried.

11. Planning Issues and Discussions

A. Commissioner Training Requirements – M. Kehoegreen and J. Novak and S. Smith are working on finishing up their training by the end of the year.

B. Draft regulation amendments for compliance with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142 (PZC 2023-015, Part A). Draft regulation amendments for Affordable Housing Incentive and Manufactured Home Parks (PZC 2023-015, Part B and Part C). – D. Sorrentino presented paper copies of the draft regulation amendments proposed under parts A, B and C. Part A was reviewed at the last meeting. Commissioners decided to take up discussion on Part B. D. Sorrentino presented proposed changes to the existing 10% affordable housing requirements and the proposed multi-family affordable housing incentive section intended to incentivize private development under a Town regulation as opposed to developers utilizing CGS Sec. 8-30g. The Commission discussed the need for incentivizing additional affordable housing development beyond the current requirement of 10% in new developments which does not push the town closer to its goal of 10% affordable housing in the total housing stock. Commissioners and staff discussed challenges related to affordable housing in single-family subdivisions versus multi-family development projects, high construction costs and efforts that the Town could potentially

undertake if there were consensus that affordable housing is a priority. Potential for a working group of P&ZC, BoS and BoF members was suggested. Commissioners generally agree that the premise of an affordable housing incentive would be beneficial and agreed to review the details of the draft in more detail individually. The Commission is concerned not only with reaching the state mandated 10% affordability threshold, but also having diversified housing types in Town and housing that residents can afford. Part C related to the Manufactured Home Parks proposal was discussed only briefly, and Commissioners agreed to review the details of the draft in more detail individually. D. Sorrentino requested that if they have never done so, that Commissioners please visit Colchester Commons and Westchester Village, as Manufactured Home Parks are commonly stigmatized but are both desirable to buyers and resident-owned MHP's are potentially 100% affordable.

- 12. Correspondence** – None
- 13. Adjournment** – Motion by M. Noniewicz to adjourn. 2nd by B. Hayn. Vote was unanimous, meeting adjourned at 8:19 PM.

Respectfully Submitted by: D. Sorrentino, Planning Director