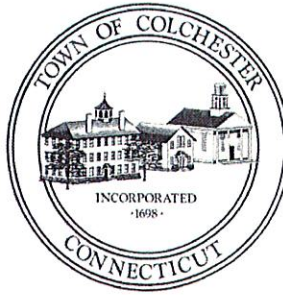


Town of Colchester

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**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, January 17, 2024 – 7:00 PM
Town Hall Meeting Room 1
MINUTES**

RECEIVED
COLCHESTER, CT
2024 JAN 23 AM 11:18
Gayle Furman
TOWN CLERK

Members Present: Chairman J. Mathieu; Vice Chair J. Novak; M. Noniewicz; S. Smith (sat in the audience due to not being sworn in yet for a new term); S. Nadeau; B. Hayn

Members Absent: M. Kehoegreen

1. **Call to Order** - Chairman J. Mathieu called the meeting to order at 7:00 PM
2. **Additions or Deletions to the Agenda** - None
3. **Minutes of Previous Meeting**
 - A. Regular Meeting 1/3/24 – Motion by M. Noniewicz to approve the minutes. 2nd by J. Novak. Vote was unanimous, 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 accept the applicant’s consent for application PZC 2023-013 dated 1/3/24 to extend for 35-days the public hearing that is currently open. 2nd by J. Novak. Vote was unanimous, motion carried. Motion by M. Noniewicz to postpone action on PZC 2023-013 of Galaxy Development to the next regularly scheduled meeting due to the public hearing still being open. 2nd by J. Novak. Vote was unanimous, motion carried. – Motion by J. Novak to leave the public hearing open. 2nd by M. Noniewicz. 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 due to the public hearing staying open. 2nd by B. Hayn. Vote was unanimous, motion carried.

7. New Applications

- A. **PZC 2024-001** of Lake Hayward Properties, LLC (Applicant) – Proposed Amendments to Sections 4.3.3 and 4.5 of the Town of Colchester Land Development (Zoning) Regulations relating to multi-family residential use in the Suburban Use (SU) District.

8. Preliminary Reviews - None

9. Old Business - None

10. New Business - None

11. Planning Issues and Discussions

- A. 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). – No discussion
- B. ZEO Report – No discussion, ZEO not present.

12. Correspondence

- A. Request of Cellco Partnership d/b/a Verizon Wireless for an Order to Approve the Shared Use of an Existing State Police Tower at 15 Old Hartford Road, Colchester, Connecticut. Proposing 9 antennas and 6 remote radio heads on a platform 85' above ground level (tower is 100' tall) and 1 equipment cabinet on concrete pad on the ground near the base of the tower.

13. Adjournment – Motion by B. Hayn to adjourn. 2nd by J. Novak. Vote was unanimous, meeting adjourned at 7:04 pm.

Respectfully submitted by: Stacey Churchill, Land Use Assistant