

**TOWN OF COLCHESTER
PLANNING & ZONING COMMISSION
LEGAL NOTICE OF DECISION**

At its Regular Meeting of April 17, 2024 the Colchester Planning & Zoning Commission made the following decision(s):

PZC 2023-015 of the Town of Colchester Planning & Zoning Commission (Applicant) – Proposed amendments to the Colchester Land Development (Zoning) Regulations for the following: Part A: Amendments to Sections 3.2, 3.3, 4.2, 4.3, 5.3.1, 6.2, 6.3, 7.3, 8.4, 8.8.9, 8.8.15, 8.10.4, 10.1, 10.5, 14.1, and 20.4 to achieve consistency with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142; Part B: Amendments to Sec. 8.2.1 the Standard Affordable Housing Requirement (10%), to create Sec. 8.2.2 Multi-Family Affordable Housing Incentive (30%) and Sec. 20.4 to create a definition of “Affordable Housing Unit”; and Part C: Amendments to Sections 3.3, 4.3, 13.6, 20.4 and to create Sec. 8.13 Manufactured Home Park (MHP). **APPROVED WITH AN EFFECTIVE DATE OF 5/13/24**

PZC 2024-002 of Hop Culture Farms & Brew Co., LLC (Owner/Applicant) – Modification of existing Special Permit to allow fee-based outdoor recreation in the form of semi-primitive overnight camping as an accessory use to the existing farm brewery on 37.28± acres located at 144 Cato Corner Road (Assessor’s ID 05-12-024-000). Zoning District: Rural Use (RU). **APPROVED WITH CONDITIONS**

PZC 2024-004 of Nicholas E. Wisniewski (Applicant/Owner) – Site Plan application to construct an 80’ X 50’ (4,000 SF) accessory building with attached 80’ X 15’ (1,200 SF) storage shed at 99 Pickerel Lake Road (MBL#03-19-014-000) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU). **APPROVED WITH CONDITIONS**

PZC 2024-005 of Lake Hayward Properties, LLC – CGS Sec. 8-24 Referral regarding a request for discontinuance of Shugrue Road No. 1, so-called, located southeasterly of Lake Hayward Road and westerly of CT State Route 11. **FAVORABLE RECOMMENDATION TO BOARD OF SELECTMEN**

PZC 2024-006 of Karen L. Harris (Applicant/Owner) – Site Plan application to construct a 60’ X 40’ (2,400 SF) accessory building at 88 Harbor Road (MBL#05-02-002-001) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU). **APPROVED**

Planning & Zoning Commission
Joseph Mathieu, Chairman

1TB 4/26

Gayle Furman
GAYLE FURMAN
TOWN CLERK
2024 APR 19 AM 9:08
RECEIVED
COLCHESTER, CT