

**TOWN OF COLCHESTER  
PLANNING & ZONING COMMISSION  
LEGAL NOTICE OF PUBLIC HEARING**

The Colchester Planning & Zoning Commission will hold a Public Hearing on March 20, 2024, beginning at 7:00 PM in the Colchester Town Hall Meeting Room at 127 Norwich Ave, Colchester, CT to hear and consider the following application(s):

**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)

**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).

At this hearing, interested persons may be heard and written communications received. A copy of these applications are located in the Land Use Department and Town Clerk’s Office, Town Hall, 127 Norwich Avenue, and may be inspected during regular business hours (8:30 AM – 4:30 PM, Monday through Friday).

Planning & Zoning Commission  
Joseph Mathieu, Chair

2TB 3/8, 3/15

RECEIVED  
COLCHESTER, CT  
2024 MAR -7 AM 9:53  
*Joseph Mathieu*  
TOWN CLERK