



# ***Town of Colchester, Connecticut***

127 Norwich Avenue, Colchester, Connecticut 06415

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## **COLCHESTER ZONING BOARD OF APPEALS MEETING MINUTES**

**TUESDAY, JANUARY 21, 2020**

**Town Hall, 127 Norwich Avenue, Colchester, Connecticut  
MEETING 7:00 P.M.**

**MEMBERS PRESENT:** Chairman Laurie Robinson; Patrick Reading; Michael Solis, Bob Setschinsky and Jason Radachy; **Staff:** Daphne Schaub, Assistant Planner/Zoning Enforcement Officer. **Members of the Public.**

### **1. CALL MEETING TO ORDER**

Chair Robinson called this meeting to order at 7:00PM

### **2. LEGAL NOTICE** D. Schaub read the legal notice into the record.

### **3. APPLICATIONS/PUBLIC HEARINGS**

- A.** Applications/Public Hearings: Application No. 19-4ZBA of North Pond Development, LLC. (Owner/Applicant), 000 Windham Avenue, for a variance of Section No. 15.5 of the Colchester Land Development Regulations, Site Plan Approval By The Commission shall be in accordance with the Subdivision Regulations and to increase the maximum street length plus all feeders from 2800' to 3055' to eliminate the need for a temporary cul-de-sac in a phased development site plan (Tax Map 06-04/Lot 007-000) in the RU Zone;

Daphne Schaub reported of the approved subdivision through Planning and Zoning, which consist of 6 phases. The issue at hand is the street known as Greenwich Place, takes place in Phase 2 and Phase 5. The reason for this is a section in the subdivision regulations which states the street must conform to certain standards for paving. Streets must meet criteria for right of way and a curb to curb paved width. Daphne provided the members of the board with a copy of Section 6.3.3.3A for review. The fire department provided a letter stating their wasn't any concern for safety if this variance was approved. Daphne read into the record a letter from Sal Tassone, Town Engineer stating that he did not have any concern with the variance being approved provided the Colchester Fire Department approved.

Mark Reynolds, Engineer for the applicant was before the board showing a map of the sub division phasing plan. The property is 152 acres with a limited 1100 feet of frontage. Mr. Reynolds suggested

## **MINUTES**

Tuesday, January 21, 2020

Zoning Board of Appeals

the location of the 10 acre pond location further creates a problem for compliance with the zoning regulation with regard to cul-de-sac lengths.

Jason Radachy stated the view of multiple ways the entire site plan can be done as desired without the temporary cul-de-sac, one being to complete the loop first or the other could be to go before the Planning and Zoning Commission, under 6.3.3.6 and request a reduction in the curb to curb width under 6.3.3.5.

Peter Carli, developer of the site stated the hardship is going to be by the Phase being completed and homeowners purchasing the homes, and then the circle to be removed and the walking trail system that is in place will not be able to be used by the new homeowners.

Chair Robinson asked if anyone from the public would like to speak in favor or opposition of the application.

Staley Tichenor, 421 Lebanon Ave, property abutter stated he was looking forward to the project being built and thinks as a large piece of property that has been undeveloped for many years and is looking forward to the economic impact for the town.

Deb Miller Tichenor, 421 Lebanon Ave, stated she has been watching the project moving forward and sees that the developer is interested in minimizing the wetland impacts, and would like to support the request for the variance to keep the wetland impacts to a minimum.

Chair Robinson asked staff what the Wetlands Enforcement Officers remarks are on this request. Daphne responded stating Mr. Gigliotti advised staff the applicant currently has a wetlands permit and hoping that suitable standards have been requested that will protect from impacts and is fully supportive of this application.

Patrick Reading asked for clarification on the roads and their types and the timeline of what has taken place with the approval to date along with further discussion of the interpretation of the regulation.

Chair Robinson asked staff to provide further input from Sal Tassone, Town Engineer and Jay Gigliotti, Wetlands Enforcement Officer.

*J. Radachy moved, and P. Reading second to continue the public hearing. Motion carried unanimously.*

**4. MINUTES OF PREVIOUS MEETING - Minutes for November 19, 2019**

*P. Reading moved, J. Radachy second to approve the minutes of November 19, 2019. Motion carried unanimously*

**5. OLD BUSINESS None**

6. NEW BUSINESS None

7. CORRESPONDENCE None

8. ADJOURNMENT

*B. Setschinsky made a motion and P. Reading seconded to adjourn the January 21, 2020 Zoning Board of Appeals meeting at 9:15p.m. The motion carried unanimously.*

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk

MINUTES

Tuesday, January 21, 2020  
Zoning Board of Appeals