

**COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, SEPTEMBER 7, 2011  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 1  
7:00 P.M.**

**MEMBERS PRESENT:** Tom Kane, Vice Chairman, Acting Chairman; Mark Noniewicz, John Rosenthal and Dave Gesiak :  
Alternates: James Miller and John Novak;

**MEMBERS ABSENT:** Chairman Joseph Mathieu, Linda Hodge, Stacy Brown;

**STAFF PRESENT:** Adam Turner, Planning Director; Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Stan Soby, Board of Selectmen Liaison.

1. **CALL TO ORDER** – Acting Chairman Kane, called the meeting to order at 7:03 p.m.

2. **Roll Call**

Acting Chairman Kane asked that it be noted for the record those in attendance.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meeting - Regular Meeting – August 17, 2011**

**Motion** made by John Rosenthal to approve the minutes of 8/17/11 as written; Second by Mark Noniewicz  
**Motion carried unanimously.**

5. **Public Hearings** –

A. **SE#11-008-NERP Holding & Acquisitions Co. LLC, S. Guarnaccia, et al Applicant/Owner;** Special Exception/Site Plan application per Section 6.7 to construct a 2-building retail development with associated parking and drainage within the Aquifer Protection Zone, Map #03-09, Lot #018-000, General Commercial/APZ Zones. Property is located on the south west corner of the intersection of New London Rd. (A.K.A. CT RTE. 85) and Lake Hayward Rd. **(Public Hearing opened 7/20/2011; continued to 8/17/2011 & 9/7/11)**

C. Grimord said that most of the outstanding issues had been addressed at the previous meeting. The applicant had submitted material requested regarding the proposed internally illuminated signs.

Jim Cassidy, Hallisey, Pearson and Cassidy, described the proposed internally lighted signs and showed pictures of the sign in use. He explained that the proposed free standing sign had been redesigned such that the sign area was now just under 75 sq. ft for both the tractor supply sign and the future tenant

A discussion followed regarding the waiver request for size and height of the free standing sign. C. Grimord reminded the Commission, that a waiver required a ¾ vote of the Commission.

Acting chairman T. Kane asked the audience is anyone wished to speak for or against the application. No one spoke.

**Motion** by M. Noniewicz, second by J. Rosenthal to close the public hearing on application SE#11-008;  
**Motion carried unanimously.**

6. **Preliminary Reviews** – None

7. **New Business & Applications Received** – None

8. **Five Minute Session for the Public** – No one spoke

**9. Pending Applications -**

**SE#11-008-NERP Holding & Acquisitions Co. LLC, S. Guarnaccia, et al Applicant/Owner;** Special Exception/Site Plan application per Section 6.7 to construct a 2-building retail development with associated parking and drainage within the Aquifer Protection Zone, Map #03-09, Lot #018-000, General Commercial/APZ Zones. Property is located on the south west corner of the intersection of New London Rd. (A.K.A. CT RTE. 85) and Lake Hayward Rd. **(Public Hearing opened 7/20/2011; continued to 8/17/2011& 9/7/11, Closed 9/7/11)**

C. Grimord briefly went over the history of the application and the applicant's compliance with the APZ and Special Exception evaluation criteria. He stated that staff felt that the application and associated site plan are in substantial conformance with the regulations and staff is prepared to draft a decision for the Commission to review at the next regularly scheduled meeting.

Staff was asked to be sure to include specific points regarding the proposed sign waiver request and the proposals conformity with the regulations.

Discussion was also held regarding the water and sewer extensions to service the site.

**Motion** by M. Noniewicz, seconded by J. Novack to postpone action on SE#11-008 to the next regularly scheduled meeting to allow staff to prepare a decision memorandum. **Motion carried unanimously**

**10. Old Business – None**

**11. Planning Issues & Discussions- None**

**12. Zoning Enforcement Officer's Report – None**

**13. Correspondence – None**

**14. Adjournment**

**Motion** by M. Noniewicz, seconded by J. Novack to adjourn at 7:38 p.m. **Motion carried unanimously.**

Craig Grimord