

**COLCHESTER PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, MAY 4, 2011  
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT  
Room 1  
7:00 P.M.**

**MEMBERS PRESENT:** Chairman Joseph Mathieu, Tom Kane, Mark Noniewicz, John Rosenthal, and Stacy Brown (arrived 7:03 p.m.); Alternate: John Novak

**MEMBERS ABSENT:** Linda Hodge, Dave Gesiak; and Alternate James Miller

**STAFF PRESENT:** Adam Turner, Planning Director; Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk; Stan Soby, Board of Selectmen Liaison; Gregg Schuster, First Selectman (arrived 7:12 p.m.)

1. **CALL TO ORDER** –Chairman Mathieu called the meeting to order at 7:01 p.m.
2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. J. Novak was seated as a voting member.

3. **Additions to Agenda** – None
4. **Minutes of Previous Meeting - Regular Meeting – April 6, 2011**

T. Kane said that under Pending Applications, SDP #11-011, Marvin's Used Auto Parts, he believed his name should be listed as a regular member who listened to the audio portion of the meeting they had missed. The clerk will check this and add his name if necessary.

**Motion** by M. Noniewicz, seconded by J. Rosenthal to approve the minutes of the April 6, 2011 meeting as written.  
**Motion carried unanimously.**

5. **Public Hearings** – None
6. **Preliminary Reviews** –

**A. Outdoor Recreation Area – 242 Old Hartford Road**

Mark Coppinger presented his tentative plans for an Outdoor Recreation Area at 242 Old Hartford Road. This would include a zip line that would run 300' up from Old Hartford Road to a field on Old Hebron Road. C. Grimord, Zoning Enforcement Officer explained that a portion of the parcel 250' and parallel to Old Hartford Road is zoned Commercial, the rest of the lot is zoned R-30 Residential and has access from Old Hebron Road. The use would require a Special Exception Permit and a Class 2 site plan. Discussion followed regarding possible additions of other outdoor recreation items, parking lot design, traffic impacts and the security and safety aspects of this proposed use.

7. **New Business & Applications Received** - None
8. **Five Minute Session for the Public** – No one spoke
9. **Pending Applications** - None
10. **Old Business** - None
11. **Planning Issues & Discussions**

**A. Village Center Zoning District/Future Development District**

A. Turner distributed a copy of the timeline for the revisions to the Regulations. He reviewed the completed items including the definitions, the processes and the Zoning Districts. He explained the items to be completed in April and May which included the Village Center, Future Development and the Arterial Roadway. The Completion of Special Use Standards including Special Permit, Signage, Lighting and Environmental will be completed in May and June. The other processes – Non conformity and Subdivision – roads should also be completed in June. A Draft of the Code will be distributed at the July meeting for the Commission to review during the summer. The Public Meetings will be set for September and October with the Adoption of the Revisions to the Regulations accomplished in November or December.

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*Joseph Mathieu*  
Chairman

A. Turner distributed copies of the Village Center Zoning District and explained that this would be the central focus of the town's Economic Development. This district would include also mixed and multi-family development with higher densities. Discussion followed regarding the recognition of the Historic District Overlay Zone issues within this District. A. Turner then explained the Future Development District which will include parcels zoned for commercial and Business Park to the south of the Town's center. This area will be served by municipal water and sewer. The final zoning district is the Arterial Roadway which is for parcels adjacent to major traffic corridors but do not have utilities. These regulations will be based on the Commercial/Industrial Zone regulations approved last year, but the zone was never established. This designation will be for land near highways and will be for uses such as small retail or restaurants. A discussion followed regarding the designation of the Westchester area both at the intersection of Route 16 and Route 149 and Old Hartford Road and Route 149. Staff will work on the designation of these two areas.

A. Turner said that during June, the Commission will discuss Signage Regulations. The draft is complete and contains added graphics to help interpret the regulations. T. Kane suggested that the use of solar panels be addressed in the Regulations. A. Turner said that he will distribute, via email, the parking standards for the Commission's review. These proposed Regulations will allow for reduction in parking by applying for a waiver or deferred parking. He explained briefly the proposed treatment of storm water runoff.

The Other Processes to be discussed in June will include the Non conformity section which he is working with Shipman and Goodwin to complete to avoid litigation in the future. He will also discuss the Subdivision Regulations and the road designs within subdivisions. Discussion followed regarding the proposed schedule, subdivision designs and the distribution of the Regulation changes to the public.

12. Zoning Enforcement Officer's Report – None

13. Correspondence – None

14. Adjournment

**Motion by S. Brown, seconded by J. Novak to adjourn at 8:25 p.m. Motion carried unanimously.**

Gail N. Therian, Clerk