

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

MEMBERS PRESENT: Chairman Joseph Mathieu; Mark Noniewicz, John Rosenthal, Dave Gesiak, Stacey Brown, John Novak; Alternate: James Miller

MEMBERS ABSENT: Linda Hodge

STAFF PRESENT: Adam Turner, Planning Director; Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk; Stan Soby, Board of Selectman Liaison;

1. CALL TO ORDER – Chairman Mathieu called the meeting to order at 7:00 p.m.

2. Roll Call

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

3. Additions to Agenda – None

4. Minutes of Previous Meeting - Regular Meeting – November 16, 2011

Motion by J. Novak, seconded by J. Rosenthal to approve the minutes of the November 16, 2011 as presented.

Abstentions: M. Noniewicz All others in favor **Motion carried**

5. Public Hearings – None

6. Preliminary Reviews - None

7. New Business & Applications Received -

A. SD#2011-016 VE Linwood, LLC, applicant/owner; Site Plan Modification to traffic island on Route 16
(Received by Commission 12/7/11 – must act on or by 2/1/12. Scheduled for Review 1/4/12.)

C. Grimord told the Commission that this application was for receipt only. A meeting is scheduled for Thursday, December 8, 2011 with the applicant to discuss Staff comments.

Chairman Mathieu said that due to the regulatory history of this location and the contention regarding the placement of the traffic island, he felt that a third party traffic review should be conducted. A. Turner gave a brief history of the decision for the placement of the traffic island. Discussion followed.

Motion by M. Noniewicz, seconded by J. Rosenthal to allow staff to hire an Independent Traffic Consultant to review the submitted traffic study. **Motion carried unanimously.**

8. Five Minute Session for the Public --

M. Noniewicz stepped down as a member of the Commission.

M. Noniewicz, 135 Brainard Road, expressed his concern about the fences surrounding the detention basins on the Carvalho Subdivision off Buckley Road. He said the fences detract from the rural character of the area. He asked that the Commission reconsider the requirement of these fences and in the future not to require them. C. Grimord told Mr. Noniewicz that the fences were required as a safety measure to address a concern by the Commission. A. Turner said that Staff will look at the fences and discuss options with the applicant.

Chris Bourque, 391 Westchester Road, asked about the timeline of the updating of the Plan of Conservation and Development. A. Turner explained the process of updating the Code first then moving on to the updating of the Plan of Conservation and Development which must be done in 2012.

Butch Przekopski, 36 Pine Road, asked if the public can obtain a copy of the draft regulations. A. Turner explained that the Commission was reviewing working draft copies of the regulations and once the Commission completes their review and necessary changes are made, there will be Public Hearing draft available to the public and a complete thorough public participation process will commence .

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COLCHESTER, CT
2011 DEC -9 PM 1:42
NANCY A. BRAINARD
TOWN CLERK

9. Pending Applications -

- A. SUB #11-425 – Piechta, 7-lot Resubdivision – McDonald and Hominick Roads (**Public Hearing Scheduled for 1/18/12**)
- B. SE #11-012 Colchester Construction, LLC Private Recreation Facility on Parum Road. Received on 11/16/11 – (**Public Hearing Scheduled for 1/18/12.**)

Chairman Mathieu noted that the two applications are scheduled for Public Hearing on January 18, 2012.

10. Old Business – None

11. Planning Issues & Discussions

A. Commission Review of Draft Regulations

The Commission reviewed the Draft Regulations Sections on Non Residential uses including Adult Oriented Business, Kennels and Commercial Kennels, Excavations, EMPAR, Day Care/Nursery School, Automotive Service Stations, Bed & Breakfast/Inn, Alcoholic Beverages, and Use of Mobile Home during Construction of Dwelling.

12. Zoning Enforcement Officer's Report

C. Grimord told the Commission that the sign for the Stop and Shop Gas Station is the same type as approved for the Tractor Supply Co. The sign has a white background with dark letters, that when lit turns the background dark and the letters become light colored. He will be sure that this sign meets all the sign requirements of the approved plan are met when he does his final inspection.

13. Correspondence –

S. Brown suggested that Commission members look at a copy of the Hartford Business Journal online as there is an article on the Zoning Regulation changes in Avon, Canton and Simsbury. Discussion followed.

14. Adjournment

Motion by M. Noniewicz, seconded by J. Novak to adjourn at 8:56 p.m. Motion carried unanimously.

Gail N. Therian, Clerk