

**COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, JANUARY 21, 2009
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING 7:00 P.M.**

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Additions to Agenda**
4. **Minutes of Previous Meetings** - Minutes of Regular Meetings– January 7, 2009
5. **Public Hearings**
 - A. **SE#08-270, Judy Rogers, Applicant, Alpha-Omega Learning Center LLC owner:**
Application for a change of use from a place of worship to a Special Exception Use for a proposed Day Care Center at 52 Mill St. Assessors Map# 22, Lot# 043, General Commercial Zone. Parcel is located on the West side of Mill St. approximately 380' south of the intersection of Mill Street and Lebanon Ave.
6. **New Business & Applications Received**
 - A. **SDP #09-001 (Modification to Site Plan for SE #08-269), Vicki Holt, Applicant:** Site Development Plan for a modification to the approved Site Plan for lighting to the proposed Day Care Center at 76 Amston Rd., (A.K.A. CT Rte. 85)
7. **Preliminary Reviews**
8. **Five Minute Session for the Public**
9. **Pending Applications**
 - A. **SE#08-268, Carl Reguin, Applicant:** Application for a Special Exception to permit the construction of an addition to an existing accessory structure at 582 Norwich Ave. along with associated parking and site improvements for a proposed Day Care Center in association with the existing residence. Parcel is located on the South side of Norwich Ave. approximately 225' west of the intersection of Chestnut Hill Road and Norwich Ave. Assessors Map #4W-1, Lot# 11, R-30 Zone. **(Public Hearing closed 1/07/09)**
 - B. **SE#08-270, Judy Rogers, Applicant, Alpha-Omega Learning Center LLC owner:**
Application for a change of use from a place of worship to a Special Exception Use for a proposed Day Care Center at 52 Mill St. Assessors Map# 22, Lot# 043, General Commercial Zone. Parcel is located on the West side of Mill St. approximately 380' south of the intersection of Mill Street and Lebanon Ave.
10. **Old Business**
 - A. **Linwood Avenue Corridor Study**
11. **Planning Issues & Discussions**
 - A. **Revision of Zoning Regulations**
 1. **Definitions**
 - B. **Agricultural Study**
12. **Zoning Enforcement Officer's Report** - December 2008
13. **Correspondence**
14. **Adjournment**

NANCY A. BRAY
TOWN CLERK

Nancy A. Bray

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