

COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, OCTOBER 7, 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- September 16, 2009
5. Public Hearings
 - A. RC #09-003. Town of Colchester P&Z applicant; amend Section 12.2.1 to allow for agricultural buildings up to 5,000 square feet under a Class 1 site plan. (PH to open @ 10/7/meeting)
 - B. SE #09-008 315 Colchester Realty, LLC, Applicant/Owner; Application for a Special Exception for auto Dealership and service facility at 315 Old Hartford Road, Map #09-00 Lot 012 & 012-1, General Commercial/Business Zone. (Public Hearing to open 10/7/2009)
 - C. SE #09-010 WB -ARC LLC Applicant/Owner; Application for a Special Exception to expand the existing shopping plaza by 20,050 Sq. Ft. including a 11, 500 Sq. Ft. free standing building at 99 Linwood Ave & 160 S. Main St., Map #12-00, Lot #032-001 & Map #11, Lot 026-000 General Commercial/R-30/APZ Zones. Property is located on the South side of Linwood Ave. (CT RTE 16), approximately 1,200' West of the intersection of Linwood Ave & Main St. (Public Hearing opened on 9/16, continued to 10/7. Must close on 10/21)
 - D. SE #09-005-Settlers Green, LLC/ J. Healy Builders, LLC Applicant/Owner; Application for a Special Exception to construct a Mixed Use development on 15.9 acres in the Business Park Zone at 321 Lebanon Ave, Map # 05-06, Lot 003-000. Parcel is located on the South side of CT Rte. 16 approximately 1,300' east of the intersection of Lebanon Ave & Elm St. The proposal has Commercial buildings, live-work units and residential town houses. 20% of the residential units to be affordable per State of CT definition. (Public Hearing to open 10/7)
 - E. SE #09-006, Judy Rogers, Applicant, Alpha-Omega Learning Center LLC Owner; Application to modify the existing Special Exception Day Care Center Use to provide infant/toddler care for 4 children under 3-yrs, and to provide a Performing Arts Program for ages 13 to adult with extended hours of operation. Parcel is located at 52 Mill St. on the West side of Mill St. approximately 380' south of the intersection of Mill Street and Lebanon Ave. Assessors Map # 22, Lot# 043, General Commercial Zone. (Public Hearing opened on 9/02, continued to 9/16, continued and extension granted to 10/21)
6. Preliminary Reviews
7. New Business & Applications Received
 - A. SE #09-008 315 Colchester Realty, LLC, Applicant/Owner; Application for a Special Exception for auto Dealership and service facility at 315 Old Hartford Road, Map #09-00 Lot 012 & 012-1, General Commercial/Business Zone. (PH to open 10/7)
 - B. RESUB#09-417 Carvalho Brothers Realty, Applicant/Owner Application for 6 lot resubdivision, 50 Buckley Road
8. Five Minute Session for the Public

NANCY A. BRAY
TOWN CLERK
Nancy A. Bray

RECEIVED
COLCHESTER, CT
2009 OCT - 2 AM 11:33

9. Pending Applications

- A. **RC #09-003, Town of Colchester P&Z applicant;** amend Section 12.2.1 to allow for agricultural buildings up to 5,000 square feet under a Class 1 site plan. (PH to open @ 10/7/meeting)
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- C. **SE #09-006, Judy Rogers, Applicant, Alpha-Omega Learning Center LLC owner;** Application to modify the existing Special Exception Day Care Center Use to provide infant/toddler care for 4 children under 3-yrs, and to provide a Performing Arts Program for ages 13 to adult with extended hours of operation. Parcel is located at 52 Mill St. on the West side of Mill St. approximately 380' south of the intersection of Mill Street and Lebanon Ave. Assessors Map# 22, Lot# 043, General Commercial Zone. (Public Hearing opened 9/2/09 and continued 9/16/2009,10/7/09 meeting)
- D. **SUB #09-414 Estate of G. Koch, owner; Dutch & Associates, Applicant** 2 lot subdivision off Settlers Path in Hebron at the Hebron/Colchester Town line. (Application received 8/19/09, decision required by 10/21/09)
- E. **SE #09-005-Settlers Green, LLC/ J. Healy Builders, LLC Applicant/Owner;** Application for a Special Exception to construct a Mixed Use development on 15.9 acres in the Business Park Zone at 321 Lebanon Ave, Map # 05-06, Lot 003-000. Parcel is located on the South side of CT Rte. 16 approximately 1,300' east of the intersection of Lebanon Ave & Elm St. The proposal has Commercial buildings, live-work units and residential town houses. 20% of the residential units to be affordable per State of CT definition. (Public Hearing to open on 10/07/09)
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10. Old Business

11. Planning Issues & Discussions

12. Zoning Enforcement Officer's Report -- None

13. Correspondence

- A. "Reinventing Commercial Strips" – A Workshop with Randall Arendt

14. Adjournment