

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

**AGENDA**

RECEIVED  
COLCHESTER, CT  
2009 OCT 16 AM 10:56  
*Nancy A. Bray*  
NANCY A. BRAY

1. **Call to Order**
2. **Roll Call**
3. **Additions to Agenda**
4. **Minutes of Previous Meetings** - Minutes of Regular Meetings– October 7, 2009
5. **Public Hearings**
  - A. **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 opened 10/7, continued to 10/21/09)**
  - B. **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 and 10/21/09.. Must close on 10/21)**
  - 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 on 9/02, continued to 9/16, continued and extension granted to 10/21)**
6. **Preliminary Reviews**
7. **New Business & Applications Received**
  - A. **2010 Meeting Schedule**
  - B. **SUB #03-372 Taylor Woods, IV 8 – lot Resubdivision** – Request of expiration of Subdivision
8. **Five Minute Session for the Public**
9. **Pending Applications**
  - A. **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)**
  - B. **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)**

- C. **SE #09-010 WB –ARC LLC**; 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 9/16/2009, close on 10/21/09)**
- D. **RESUB#09-417 Carvalho Brothers Realty, Applicant/Owner** Application for 6 lot resubdivision, 50 Buckley Road **(Public Hearing Scheduled for 11/4/2009)**

10. **Old Business**

11. **Planning Issues & Discussions**

12. **Zoning Enforcement Officer's Report** – September 2009

13. **Correspondence**

A. "Training for Land Use Commissions" Workshop

14. **Adjournment**