

COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, NOVEMBER 4, 2009
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING 7:00 P.M.

AGENDA

RECEIVED
COLCHESTER, CT
2009 OCT 30 PM 1:19
Nancy A. Bray
NANCY A. BRAY
TOWN MANAGER

1. Call to Order
2. Roll Call
3. Additions to Agenda
4. Minutes of Previous Meetings - Minutes of Regular Meetings- October 7, 2009 and October 21, 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, 11/04/09 must close or be extended)
 - B. SESUB#09-417-Carvalho Brothers Realty, LLC Applicant/Owner: Application for a 8-lot Special Exception Conservation Resubdivision of 20.37 acres at the Salem/Colchester Town Line at 50 Buckley Rd., Map #01-04, Lot # 06A, R-80 Zone. The parcel is located on the North side of the road approximately 1,250 feet east of the intersection of Brainard Rd. and Buckley Rd. A 1,200' cul-de-sac road is proposed. (Public Hearing to open 11/4/2009)
6. Preliminary Reviews
7. New Business & Applications Received
 - A. SE # 09-011 Eric & Sarah Holt, Applicant/Owner: Application for a Special Exception to construct an Accessory Apartment at 14 Hally Lane, Map 4E-5, Lot 10-4.
8. Five Minute Session for the Public
9. Pending Applications
 - 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 to open on 10/07/09, continued to 10/21/09, 11/4/2009)
 - B. 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 closed on 10/21/09)
 - C. SESUB#09-417-Carvalho Brothers Realty, LLC Applicant/Owner: Application for a 8-lot Special Exception Conservation Resubdivision of 20.37 acres at the Salem/Colchester Town Line at 50 Buckley Rd., Map #01-04, Lot # 06A, R-80 Zone. The parcel is located on the North side of the road approximately 1,250 feet east of the intersection of Brainard Rd. and Buckley Rd. A 1,200' cul-de-sac road is proposed. (Public Hearing to open 11/4/2009)
10. Old Business
11. Planning Issues & Discussions

12. Zoning Enforcement Officer's Report – No report

13. Correspondence

14. Adjournment