

**COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, JULY 15, 2009
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING 7:00 P.M.**

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Nancy A. Bray
NANCY A. BRAY
TOWN OF COLCHESTER

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Additions to Agenda**
4. **Minutes of Previous Meetings** - Minutes of Regular Meetings-- June 3, 2009
5. **Public Hearings**
 - A. **RC #09-200 Town of Colchester** – to amend Sections 12.3.16 and 12.5.4.G to provide flexibility in terms of types of storm drain pipe type and in terms of other jurisdiction related permits
 - B. **RC#09-201 Town of Colchester Applicant**; Application to amend the text of Section(s) 4M.3.10.1, 4M.3.10.1.1(c), 4M.3.10.1.2 (b), 4M.3.10.1.5 (b), and add new sections 4M.3.10.1.2 (d), 4M.3.10.1.1 (l) & (m) and Section 4M.3.10.1.7 to the Business Park Regulations. These changes are to correct conflicts within the Zoning Regulations and to address design requirements for Business Park development.
 - C. **SE#09-004-Lizabeth & Steven Josephs, Applicant/Owner**; Application for a Special Exception to add Auto repair to the existing Auto Service use at 240 Old Hartford Rd., Map #09-00, Lot #003-000, General Commercial Zone. Property is located on the North side of Old Hartford Rd., approximately 2150' West of the intersection of Old Hartford Rd. and Broadway.
6. **Preliminary Reviews**
7. **New Business & Applications Received**
 - A. **ZP # 09-225 J. Sherman/Café Mangia, Applicant, H. Thompson, Owner**, 68 Linwood Avenue, Waiver Request of Section 13.14.5.A.
 - B. **SDP #09-006, Colchester Federated Church, Applicant/Owner**, for property located at 60 Main Street, Tax Map # 16-00, Lot #074, R-30A/HPOZ Zone, on the West side of the road at the Southwest corner of the intersection of Main St. (A.K.A. CT Rte. 85) and Linwood Ave. (A.K.A. CT Rte. 16)
8. **Five Minute Session for the Public**
9. **Pending Applications**
 - A. **RC #09-200 Town of Colchester** – to amend Sections 12.3.16 and 12.5.4.G to provide flexibility in terms of types of storm drain pipe type and in terms of other jurisdiction related permits

- B. **RC#09-201 Town of Colchester Applicant:** Application to amend the text of Section(s) 4M.3.10.1, 4M.3.10.1.1(c), 4M.3.10.1.2 (b), 4M.3.10.1.5 (b), and add new sections 4M.3.10.1.2 (d), 4M.3.10.1.1 (l) & (m) and Section 4M.3.10.1.7 to the Business Park Regulations. These changes are to correct conflicts within the Zoning Regulations and to address design requirements for Business Park development.
- C. **SE#09-004-Lizabeth & Steven Josephs, Applicant/Owner:** Application for a Special Exception to add Auto repair to the existing Auto Service use at 240 Old Hartford Rd., Map #09-00, Lot #003-000, General Commercial Zone. Property is located on the North side of Old Hartford Rd., approximately 2150' West of the intersection of Old Hartford Rd. and Broadway.
- D. **ZP # 09-225 J. Sherman/Café Mangia, Applicant, H. Thompson, Owner,** 68 Linwood Avenue, Waiver Request of Section 13.14.5.A.

10. **Old Business**

- A. **SUB #02-374 – Gavire Estates** –Provision of Open Space

11. **Planning Issues & Discussions**

- A. **M & J Auto** – Discussion for ZEO Authorization for Temporary Structure to comply with DEP Requirements prior to submission of Special Exception/Site Plan

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

13. **Correspondence**

14. **Adjournment**