

**COLCHESTER
PLANNING & ZONING COMMISSION
WEDNESDAY, AUGUST 19, 2009
Town Hall, 127 Norwich Avenue, Colchester, Connecticut
MEETING 7:00 P.M.**

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Nancy A. Bray
NANCY A. BRAY
TOWN CLERK

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Additions to Agenda**
4. **Minutes of Previous Meetings** - Minutes of Regular Meetings-- June 3, 2009 and July 15, 2009
5. **Public Hearings**
 - A. **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. (**Public Hearing Continued from 7/15/2009**)
 - B. **RC#09-202 Town of Colchester P&Z Applicant**; Application to amend the text of Section(s) 4M.3.10, 4M.3.10.1, 4M.3.10.1.1(c), 4M.3.10.1.2 (b), 4M.3.10.1.5 (b), 4M.4.4 and 4M.4.10; and add new sections 4M.3.10.1.1 (l) & (m), and 4M.4.12 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#09-006, 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.
 - D. **SE#09-007-Glenn & Tracy Morron, Applicant/Owner**; Application to modify a condition of the existing Special Exception approval for an Accessory Apartment at 82 West Road, Tax Map # 03-09, Lot #31, R-60 Zone. Property is located on the West side of the road approximately 2700' south of the intersection of West Road and Rte. 85.
6. **Preliminary Reviews**
7. **New Business & Applications Received**
 - A. **SUB #02-249 SM&L Limited Partnership** – Request of expiration of Subdivision
 - B. **SE #09-005, Settlers Greene LLC**, 312 Lebanon Avenue (**Public Hearing set for 9/2/2009**)
 - C. **SE #09-009/Re-Subdivision-- Jordan Alley LLC**: 12-lot Conservation Subdivision, Cabin Road (**Public Hearing set for 9/2/2009**)
 - D. **SE #09-010 WB –ARC LLC**; 99 Linwood Avenue and 160 So. Main Street, Shopping plaza expansion (**Public Hearing set for 9/16/2009**)
 - E. **SUB #09-Estate of G. Koch, owner; Dutch & Associates, Applicant** 2 lot subdivision, Settlers Path (receive application)
8. **Five Minute Session for the Public**

9. Pending Applications

- A. 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)

- B. 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. **(Public Hearing Continued from 7/15/2009)**

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10. Old Business

11. Planning Issues & Discussions

- A. Affordable Housing Study

12. Zoning Enforcement Officer's Report – July 2009

13. Correspondence

14. Adjournment