

**COLCHESTER  
PLANNING & ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 2, 2009  
Town Hall, 127 Norwich Avenue, Colchester, Connecticut  
MEETING 7:00 P.M.**

**AGENDA**

*Nancy A. Bray*  
NANCY A. BRAY  
TOWN CLERK

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2009 AUG 27 PM 1:36

1. **Call to Order**
2. **Roll Call**
3. **Additions to Agenda**
4. **Minutes of Previous Meetings** - Minutes of Regular Meetings— July 15, 2009 and August 19, 2009
5. **Public Hearings**
  - 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 continued from 8/19/2009)**
  - B. **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. **(Public Hearing continued from 8/19/2009)**
6. **Preliminary Reviews**
7. **New Business & Applications Received**
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.
  - B. **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.
  - C. **SUB #09-416-Elliot Flom/ Jordan Alley, LLC Applicant/Owner:** Application to permit a 5-lot Special Exception Subdivision of 25.19 acres on Cabin Rd., Map #03-00, Lot # 001, R-30 Zone. The parcel is located on the east side of the road approximately 2,200 feet South of the intersection of Cabin Rd. and Dr. Foote Rd.
  - 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 **(Discuss on 9/16/2009)**
  - F. **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 9/16/2009)**

**G. Application for Zoning Permit, 178 Cato Corner Road, Elizabeth Gilman applicant/owner – Commission review of oversized building.**

**10. Old Business**

**11. Planning Issues & Discussions**

**12. Zoning Enforcement Officer's Report – None**

**13. Correspondence**

**A. Basic Training for Land Use Commissioners – Fall 2009**

**14. Adjournment**