



Staff Notes

To: Planning & Zoning Commission  
From: Jeremy DeCarli, Planning & Zoning Official  
RE: May 5, 2021 Planning and Zoning Commission Regular Meeting  
Date: April 30, 2021

The following are staff notes and comments as they relate to agenda items. Additional information and documents are available on the website. The status of applications are subject to change between the date of this memo and the date of the meeting.

3. **Communications, Liaison Reports, and Public Comments** (Use the “Raise Your Hand” feature to speak)

The Quarterly Newsletter of the CFPZA is included with your materials.

5. **Public Hearings for May 5, 2021:**

- A. **Application PZC-20-024: Paula Free, 249 West High St.,** for a special permit per Sec. 8.4 Motor Fuel Filling Station with a proposed convenience store in the Commercial Zone, Section 5.2. Map 06/Block 12/Lot 1B.

As of April 30, the applicant is still awaiting a Phase 1A approval for the location of the water supply well from CT DPH for the site.

We have received a request to continue the application to June 2.

- B. **Application PZC-21-007: Atlantis Marketing, 157 Main Street, 1 Colchester Ave., and 5 Colchester Ave.,** for a zone change from R-2 to Commercial Map 07A/Block 56/ Lots 21,22,24

Please refer to my Staff Notes from the April 7, 2021 PZC meeting. There have been no revisions to the application made.

Without a request for extension from the applicant, the Public Hearing must be closed. A decision may be rendered at a future meeting, up to 65 days after the close of the Public Hearing.

- C. **Application PZC-21-009: Long Hill Estates, LLC.,** for an eight (8) lot subdivision on Long Hill Road Map 06/Block 12/Lot 8.

This application contemplates the subdivision of approximately 20 acres into eight residential building lots all fronting on Long Hill Road. Revised plans and documents have been submitted for your review. Significant changes from the previous version of the plan include: drainage facilities to handle the stormwater leaving the individuals sites which include rain gardens and infiltration chambers for roof runoff; driveways to the rear lots have been combined allowing for a reduction in the number of required curb cuts; an evaluation of sight lines from the driveways has been

conducted and are all now shown to be in compliance; a stormwater analysis has been submitted; open space, in the amount of about 20% of the overall lot is now shown at the uppermost area of the subdivision in an area which is high and dry.

Staff has referred this subdivision to the Town Engineer and is currently awaiting comment (as of 4/30/2021). We have received favorable comments from the Police Department and have not received any comments from the Fire Marshal or Fire Chief (again as of 4/30/2021). Included with the materials you will find comments from me, the Police Chief and the Director of Public Works, along with responses from the project Engineer.

At their last meeting, the Conservation and Lake Pocotopaug Commission reviewed the application and requested that open space be shown on the map. As mentioned, this has been done. Lot sizes and configurations for all proposed lots are compliant with the R-2 Zone requirements.

The Inland Wetlands and Watercourses Agency approved the subdivision at their April 29, 2021 meeting due to no direct impact within the wetland and only .11 acre of disturbance within the upland review area which consists of a portion of a driveway and a stormwater retention area.

#### **D. Update to Subdivision Regulations Sec. IV.10- Notification Requirements**

As previously discussed, the purpose of this revision is to fix an inconsistency between the Zoning Regulations and the Subdivision Regulations with regard to required notification. The Zoning Regulations state that in cases where applicant must mail abutting property owners, it must be done by First Class Mail evidenced by a Certificate of Mailing; however, the Subdivision Regulations call for Certified Mail Return Receipt. This change will include the language from the Zoning Regulations in the Zoning Regulations.

**Recommendation:** Approve the proposed text change and set an effective date.

#### **6. New Business:**

##### **A. Application PZC-21-011: Big Sky Dream, LLC., 101 Main St., Site Plan Modification for parking, landscaping and bay area Map 06A/Block 57/Lot 2**

This Site Plan Modification application contemplates changes to the site at 101 Main Street. As you are aware, the new owner has begun renovating the property, cleaning the site and preparing for future use. The proposal includes recovered parking areas, new landscaping, new fencing, and an addition to the north side of the building to accommodate a wash bay. No additional paving or significant changes to parking areas are planned.

**Recommendation:** Approve the Site Plan Modification.

#### **7. Old Business:**

##### **A. Application PZC-21-008: Po's Rice and Spice, 97 Main St., Site Plan Modification for 2 concrete pads, a stone patio, fencing, gravel parking lot and greenery Map 06A/Block 57/Lot 1A**

Revised plans have been submitted which include drainage areas to handle the stormwater runoff volume. Calculations are provided which demonstrate more than enough storage for a 1" rainstorm. The calculations are based on impervious cover; however, the parking lot will be gravel. The plan

received was approved by the Inland Wetlands and Watercourses Agency at their meeting on April 28.

**Recommendation:** Approve the Site Plan modification.

**B. Discussion: Pools and lot coverage**

No changes to comments I've previously made. If the Commission desires, I will put a few different options of potential language together for the June meeting.

**8. Planner's Report**

- A. We continue to work with the Town Attorney on 108 Main Street.
- B. The Salmon Run subdivision approval expired on April 4. I have been in discussions with the developer and their engineer on a new application in order to re-approve the existing subdivision. No substantive changes have been made to any of the regulations governing the subdivision as was previously approved. It is likely that a new application will be made using all of the previous plans and data in order to gain another five year approval. Lots have been selling fairly consistently with five new houses currently under construction and most lots on existing roads already sold or developed. A new approval would allow the final two phases of the subdivision to be completed.