

Town of Colebrook
Planning and Zoning Commission
January 11, 2016 Colebrook Town Hall
6:30 pm
Regular Meeting
Minutes

Present: Regular members were Ed Allen, Jim Millar, and Chuck Buchanan. Also present was alternate Mark Caufield. Absent were members Ed Lord and Jim Bickford. Also present was ZEO Michael Halloran. Jim Millar sat as Chair.

Jim called the meeting to order at 6:32 pm and a quorum was established with Mark sitting for Jim Bickford. After the roll call and agenda review Jim made a motion seconded by Ed to go directly to New Business and do the approval of minutes after the Public Hearing. The vote to approve was unanimous.

New Business:

Public Hearing began at 6:35 pm. Application # 15-108 submitted by Ron Aubel, agent for Toten and Nadja Bacardi at 2 Prock Hill Rd., for a detached accessory apartment (8.14). The legal notice was read into the minutes and Ron presented the proposed plan for a 777 sq. ft. apartment inside the existing "Book Barn" to the rear of the Bacardi property. The commission went through the seven criteria for accessory apartments in the Residential Zone, of which all were met.

The floor was opened and there was no comment from the public. There being no other questions and no other information required, Ed made a motion seconded by Chuck to close the Public Hearing. The motion was approved unanimously at 6:47.

Deliberation began on the closed hearing and after brief discussion Jim made a motion, seconded by Ed to approve the application #15-018 as presented, for a detached accessory apartment. The vote to approve was unanimous.

Approval of Minutes:

Minutes of the special meeting from November 17, 2015 were presented. Jim made a motion, seconded by Ed to approve minutes. The vote to approve was unanimous.

Minutes of the special meeting from December 2, 2015 were presented. Jim made a motion, seconded by Ed to approve minutes. The vote to approve was unanimous.

Minutes of the special meeting from December 23, 2015 were presented. Jim made a motion, seconded by Chuck to approve minutes. The vote to approve was unanimous.

Four 9th grade students from the Honors Integrated Science attended the meeting and Jim opened the floor for a discussion of the Commission's responsibilities in town. The students asked several questions regarding procedure. None of the four volunteered to become members.

Old Business:

The remainder of the meeting was spent on discussion of regulation review for future changes, including residential and agricultural uses in section 3.9.

There being no other business, a motion by Ed, seconded by Chuck, to adjourn the meeting was made. The motion was approved unanimously and the meeting was adjourned at 7:28 pm.

Michael J. Halloran
Zoning Enforcement Officer