

**Town of Colebrook**  
**Planning and Zoning Commission**  
**August 10, 2015 Colebrook Town Hall**  
**6:30 pm**

**Minutes**

Present: Chairman Bob Suprenant. Regular members were Ed Lord, Jim Bickford and Ed Allen. Absent was Jim Millar and alternates Phil Bainbridge and Bill Campbell were not present. Also present was ZEO Michael Halloran. Bob Suprenant asked Ed Lord to act as Chair for the evening.

Ed Lord called the meeting to order at 6:32 pm and a quorum was established.

**Approval of Minutes:**

Minutes of the July 13, 2015 regular meeting were presented. A motion was made by Ed Allen and seconded by Jim Bickford to accept the minutes as presented. The motion was approved unanimously.

**Old Business:**

A Public Hearing began at 6:35 pm. for an application #15-010, presented by Susanne McCarthy of 897 Colebrook Rd. with plans for a Home Occupation. Receipts from abutting property owners were presented as was a brief description of the proposed business plan. The Commission asked several questions regarding parking by both client's and possible employees, signage and outdoor lighting.

There being no further questions from the Commission or from the audience, Ed Allen, seconded by Jim Bickford, made a motion to close the public hearing.

**Deliberation and Vote;**

Discussion ensued about signage, lighting and hours of operation. Ed Allen made a motion, seconded by Jim Bickford, to accept the application for approval of a home occupation at 897 Colebrook Rd. The vote to approve was unanimous with conditions;

A. Hours of operation would be Monday to Friday 9am until 8 pm and Saturdays from 9 am until 5 pm.

B. Any future Employees need to park in back by Garage, leaving the two spaces designated on plan by house for client's.

C. Signage and lighting for sign to adhere to 6.11- Outdoor Lighting Regulations of the Colebrook Zoning Regulations.

**New Business:**

An application #15-013 from the NWCT Sportsman Association for a special exception of an excavation of earth materials as an accessory use was presented. Bob Suprenant recused himself from this portion of the meeting. After discussion with Thomas Anderson, a representative for the sportsman club, the commission decided to accept the application. Jim

Bickford, seconded by Ed Allen, made a motion to accept the application as presented and to schedule a public hearing for September 14, 2015. The motion to approve was unanimous. Bob returned to resume as a member.

Bills and Correspondence:

A confirmation letter from Dave Cusick to act as the Town's Land Use Attorney was read and accepted. Jim made a motion to hire Attorney Cusick, in accordance with the stipulations outlined in his email to our Commission Dated July 16, 2015. This was seconded by Ed Allen and the motion was approved unanimously.

A letter from the CT Siting Council regarding the Cell Tower at 161 Pinney St. was read and Discussed.

ZEO Report : See Attached.

There being no other business, a motion by Jim Bickford, seconded by Bob Suprenant, to adjourn the meeting was made. The motion was approved unanimously and the meeting was adjourned at 8:05 pm.

Michael J. Halloran  
Zoning Enforcement Officer