

**Town of Colebrook
Planning and Zoning Commission
October 5, 2015 Colebrook Town Hall
6:30 pm
Special Meeting**

Minutes

Present: Regular members were Ed Lord, Jim Bickford, Ed Allen and Jim Millar. Absent were alternates Phil Bainbridge and Bill Campbell. Also present was ZEO Michael Halloran. Ed Lord sat as Chair for the evening.

Ed Lord called the meeting to order at 6:30 pm and a quorum was established.

Approval of Minutes:

Minutes of the September 14, 2015 regular meeting were presented. A motion was made by Jim Millar and seconded by Ed Allen to accept the minutes. The motion was approved unanimously.

Old Business:

The Public Hearing which opened on September 14, 2015 for application #15-013, was presented by Thomas Andersen for Northwestern Connecticut Sportsman Association Inc. (NWCSA) of 177 Winsted Norfolk Rd. with an application for a Special Exception for a Sand and Gravel Removal Permit. Mr. Andersen gave a general description of the proposed plan, and handed out an outline (ex. V), addressing open questions from the 9/14/2015 meeting.

Mr. Andersen then reintroduced Martin Connor, Planning Consultant, who presented and read into the minutes a letter (ex. W), "Use versus Operation". He then explained the difference between use and operation on a property, and that the word "use" was not in the paragraph of 12.1 Purpose, of Article XII but the word "operation" was.

Todd Parsons from Lenard Engineering then answered two questions the Commission had asked at the previous meeting, distances to closest structures and planned equipment list. He presented a map (ex. X) showing distances to nearest house and two wind turbines. Mr. Parsons also read into the minutes a list of equipment for removal of materials (ex. Y). Also added to record from Lenard Engineering were revised plans (ex. Z) showing Cross-Section B-B. It was generally agreed that the deepest elevation difference after completion would be 50'. Mr. Parsons assured the commission that the rock face and slopes shown on the plan would be safe and secured.

Mr. Andersen then introduced Richard Hosley Jr. from Realty Securities Inc. Explosive Engineering, Consulting and Exports. Mr. Hosley presented a thorough and by admission, generic report (ex. AA) on the execution and impact of blasting relative to the NWCSA site. He did answer many questions regarding ground vibrations caused by blasting. He further assured

the commission that there was about a 1% chance of damage being caused to the turbines from the blasting.

Mr. Andersen spoke again to discuss briefly the proposed retail sales that would take place on the site including the use of a portable scale to weigh all truck sales and stated that no trucks other than tri-axles would be loaded, sold to, and leave the property. He again reiterated the importance of sustainability.

Having nothing else to add from the applicants, the ZEO asked that eleven articles (ex. I-S) be added to the record. These included the three previous applications for a similar use, along with minutes, decisions, and correspondence. Also added was a section of the Connecticut Land Use Regulations, Terry Tondro author, “#4. Accessory Uses and Structures” (ex. T). Lastly, an email (ex. U), sent from Land Use Office 9/23/15 to Todd Parsons, Tom Andersen, and Ed Lord.

Commission members raised many questions including whether or not the excavation and sale of materials is in fact an accessory use. Also of concern was the letter sent from Louis Braun, Executive Officer of NWCSA to abutting property owners that may have not been entirely accurate in its intent. After several more questions and answers, Jim Millar made a motion, seconded by Ed Allen to close the public hearing. The vote to approve was unanimous and the hearing was closed at 8:05pm.

The Commission began deliberations and discussions of above and after a time decided that they would like to have time to digest all that was presented. The Commission decided to continue deliberations at the next scheduled meeting of October 13, 2015 at 6:30 pm.

Bills and correspondence:

Presentation of upcoming NHCOC land use workshops, training sessions, and events.

ZEO Report: See Attached.

Action items:

The question was raised to Commission members to begin looking over regulations for any necessary updating and changes to the current regulations

There being no other business, a motion by Jim Bickford, seconded by Jim Millar, to adjourn the meeting was made. The motion was approved unanimously and the meeting was adjourned at 8:28 pm.

Michael J. Halloran
Zoning Enforcement Officer