

Town of Colebrook
Planning & Zoning Commission
January 8, 2018 Colebrook Town Hall
6:30pm Regular Meeting

Minutes

Present: Regular members were Chairman Ed Lord, Ed Allen, Chuck Buchanan, Jim Millar, and Jim Bickford.

Alternate members: Mark Caufield and Jane Vasaturo.

Also present were ZEO Michael Halloran and Land Use Attorney David Cusick

Chairman Ed Lord called the meeting to order at 6:33p.m., and a quorum was established.

Approval of Minutes

Minutes of the regular meeting from December 11, 2017 were presented. A motion by Ed Allen, seconded by Chuck Buchanan to approve minutes was made with one revision: On page 2, paragraph 2, eliminate the two sentences which read as follows: "They have no bearing on CP&Z. They should and will not be considered in our ongoing discussion, or in any decisions that we may or may not make". The vote to approve the minutes as revised was unanimous.

Public Comment

Science student Ellie Krone was in attendance with her mother to observe our meeting.

Old Business

Mike Halloran presented the Board with the minutes from the Town of Colebrook Inland Wetlands Agency regular meeting dated December 19, 2017.

New Business

Ray Zetye of YMCA of Greater Hartford reviewed plans for Camp Jewell, 6 Prock Hill Rd., Colebrook, building upgrades, and explained his applications before us.

The applications are Application #18-001 for Cabin Replacement 3.3 special exemption use, and Application #18-002 for Housing Replacement 3.3 special exemption use, at 6 Prock Hill Road.

Ray mentioned that the DEP and Farmington Valley Health (FVHA) must approve the plans. The new buildings will be ADA compliant. Ray also included a site plan #C-1 drawn by Architect Frank Rawlinson, of Bridgeport, Ct.

A motion to accept the applications was made by Ed Lord, and seconded by Jim Bickford. The vote to approve was unanimous. A public hearing was then agreed to and scheduled for Tuesday, January 23, 2018 at 6:30p.m.

337 Colebrook River Road

Discussion of 337 Colebrook River Road continued. In attendance were Fletcher Smith and Attorney Robert L Fisher, Jr. from the law firm Cramer & Anderson of Litchfield, Ct.

Jane Vasaturo and Chuck Buchanan recently toured the property with owners. Mike Halloran pointed out that a Cease and Desist Order is in place per order of the Inland Wetlands Agency, and that Planning and Zoning has a Cease and Desist order for noise. Attorney Cusick mentioned that even though it wasn't a public hearing, it was ok if owner Fletcher Smith wanted to speak. He declined. Discussions continued.

A motion was made by Jim Bickford and seconded by Jim Millar, stated as follows: Based upon the record, the Commission finds that the use of a 1.3 acre site of property located at 337 Colebrook River Road as a borrow pit is a legally non-conforming use. This 1.3 acre site is a portion of the property shown as a 6.75 acre gravel pit on a sketch dated September 7, 2006, Title: Property of Fletcher Smith and Audrey Gauvin-Smith, prepared by EECOS, Inc., drawn by Starling Childs, MFS.

Discussion took place after the motion. The motion was then voted on, 3 yes votes and 2 no votes.

Bills and Correspondence

NHCOG dates for training sessions will be taken up at the special meeting January 23, 2018.

ZEO Monthly Report

Zoning Board of Appeals met. A Repair License was approved.

Action Items and Responsibilities

Mike will send out a bill from Attorney David Cusick. There being no other business, a motion to adjourn the meeting was made by Ed Lord, and seconded by Ed Allen. The motion was approved unanimously. The meeting was adjourned at 8:44p.m.

