

**Town of Colebrook
Planning and Zoning Commission
April 13, 2015 Colebrook Town Hall
6:30 pm**

Minutes

Present: Chairman Bob Suprenant, Regular members Jim Millar, Jim Bickford and Ed Allen. Member Ed Lord was absent as were alternates Bill Campbell and Phil Bainbridge. Also present was ZEO Michael Halloran.

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

Approval of Minutes:

Special meeting minutes of March 9, 2015 were presented. A motion was made by Jim Millar and seconded by Ed Allen to accept the minutes as presented. The motion was approved unanimously.

Old Business:

Public Hearing for application #15-002 was opened at 6:35 for an Amendment change to the Colebrook Zoning Regulations.

Chairman Suprenant noted that the meeting was being recorded and then read the legal notice into the minutes. He then read two letters regarding the proposed regulation amendment;

Exhibit A was a letter from LHCOG, Jocelyn Ayer with staff comments: none.

Exhibit B was a letter from Eric Rochow, 108 Shantry Rd. in favor of the regulation change.

Ron Aubel, 596 Colebrook Rd. spoke in favor of the regulation change.

Steve Bury, 26 Shantry Rd. confirmed the concept of the proposed regulation and the benefits for allowing the regulation.

Martha Neal, 60 Shantry Rd. spoke in favor of regulation change hoping this would encourage growth and help the tax base.

There being no other information presented or questions from the Commission, Jim Bickford made a motion, seconded by Jim Millar to close the Public Hearing. The motion was approved unanimously.

After a brief discussion, Jim Millar made a motion, seconded by Ed Allen to amend the Colebrook Zoning Regulations to allow in the R-2 zone "On an otherwise undeveloped lot, a single non-habitable structure, such as a shed, barn, or garage, not to exceed 800 square feet of total floor area, provided that no additional structures shall be permitted until a conforming principal use has been established." The motion to approve was unanimous.

There were no Bills or Correspondence and no ZEO report were presented.

There being no other business, a motion by Ed Allen, seconded by Jim Bickford, to adjourn the meeting was made. The motion was approved unanimously and the meeting was adjourned at 6:49 pm.

Michael J. Halloran
Zoning Enforcement Officer