

**Town of Colebrook**  
**Planning and Zoning Commission**  
**August 14, 2017 Colebrook Town Hall**  
**6:30 pm Regular Meeting**  
Minutes

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

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

Agenda review:

Jim B., seconded by Jim M. made a motion which was approved unanimously, to add two items to New Business, an application from Ludwig Licciardi and discussion of regulation changes.

Approval of Minutes:

Minutes of the special meeting from July 31, 2017 were presented. Ed A. made a motion, seconded by Chuck to approve minutes. The vote to approve was unanimous.

Old Business:

Deliberation /vote for Positive Ground LLC. 204 Stillman Hill Rd., 8.18 Farm Brewery/ Farm Winery/ Farm Distillery. Jim M. recused himself from this part of the meeting. After a brief discussion and review of the conditions, The ZEO read into the minutes the motion made at the June 12, 2017 meeting. Chuck again made the motion, seconded by Ed A. "to approve application 17-003 from Positive Ground LLC., 204 Stillman Hill Rd., for a Farm Brewery/Farm Winery/Farm Distillery in the Residential R2 zone. The motion made includes the following conditions dated August 14, 2017 with approval." The motion and vote to approve was unanimous with all four member voting for approval. Ed L. thanked the Commission for all of the work put into the decision. The conditions for approval are attached to minutes

New Business:

A Public Hearing opened at 6:45 pm for applicant Richard Wilber of 35 Simons Pond Rd. Application #17-009 was for a re-subdivision of land. All five regular Commission members sat for the Hearing, which was recorded. Ed L. read the legal notice into the minutes and gave a brief synopsis of the application.

Mr. Wilber presented six certified mailings sent to the abutting property owners. He explained that Litchfield County Dispatch Inc. (LCD) has had a communications tower on his property which was approved on July 2, 2001. The opportunity was presented to sell a piece of land to LCD, necessitating a re-subdivision of land. The original 4.64 acres was part of a previous subdivision in 1973.

The Commission had several questions most of which were answered by Mr. Wilber and the Lenard Engineering plan which was presented. Neighbor Rob Janak had several questions confirming that the property will remain residential.

There being no other questions and no further information sought, Jim M., seconded by Jim B. made a motion to close the Public Hearing. The vote to close was unanimous and the hearing was closed at 7:16 pm. Jim M. made a motion, seconded by Ed A. to approve the two lot re-subdivision presented by Mr. Wilber. The motion to approve was unanimous.

Application #17-013 was presented by Ludwig Licciardi for additions at 17 Schoolhouse Rd. The property is in the Village District so a review and public hearing is necessary for approval. It was determined that the application was complete and a Public Hearing was scheduled for Monday, September 11, 2017 at 6:30 pm.

Next on the agenda was a discussion of regulation changes of the possibility for setback changes in the Village District. These will be discussed further by the Commission.

ZEO report: See attached

Also brought to the Commission by ZEO was the possibility of an expansion of a pre-existing non-conforming gravel operation. A letter will go out to discuss this.

There being no other business, a motion by Ed A., seconded by Chuck, to adjourn the meeting was made. The motion was approved unanimously and the meeting was adjourned at 7:54 pm.

Michael J. Halloran  
Land Use Officer