

**Town of Colebrook  
Planning and Zoning Commission  
September 14, 2015 Colebrook Town Hall  
6:30 pm**

**Minutes**

Present: Regular members were Ed Lord, Jim Bickford, Ed Allen and Jim Millar. Absent were Bob Suprenant and 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 6:31 pm and a quorum was established.

**Approval of Minutes:**

Minutes of the August 10, 2015 regular meeting were presented. Applicant Tom Andersen asked that his name spelling be corrected and was noted. A motion was made by Jim Millar and seconded by Ed Allen to accept the minutes as amended. The motion was approved unanimously.

**Old Business:**

A Public Hearing began at 6:35 pm. for application #15-013, presented by Thomas Andersen for Northwestern Connecticut Sportsman Association Inc. (NWCSA) of 177 Winsted Norfolk Rd. with an application for a Sand and Gravel Removal Permit. Receipts from abutting property owners were presented, 8 of 15 were returned. Mr. Andersen gave a description of the proposed plan, including the Club itself being grandfathered, safety concerns, and emphasized that no money was changing hands for the right for Mountaintop Trucking to excavate the proposed pit for a rifle range.

Todd Parson of Lenard Engineering spoke next for NWCSA giving specifics of the site and proposed activities, addressing elevations, amounts of material removed and general process of operations. Todd acknowledged all proposed work is in the Residential Zone and also there is no concern leaving property as it is a state highway.

Next, Martin Connor, Land Use Planning Consultant presented for NWCSA. Included for evidence were,

- A. Resume form Martin J. Connor
- B. Martin Connors opinion on proposed plan
- C. Letter from Tom Andersen sent to abutting land owners
- D, E, F, G, H. Five undated photos showing previous excavation work on property.

There being no other presenters for or against the plan, the Commission asked many questions to the applicant, engineer and planner. Several concerns were accessory usage of the property, was it or was it not a business and with being open to anyone to buy materials would this be considered a retail business?

The Commission decided to keep the Public Hearing open to get more information and to consult with land use attorney Dave Cusick. It was decided to continue the Public Hearing to Monday, October 5, 2015 at 6:30 pm in the Land Use Office .

ZEO Report: See Attached.

There being no other business, a motion by Jim Bickford, seconded by Ed Allen, 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