

**PLANNING & ZONING COMMISSION REGULAR MEETING
December 10, 2014–COLEBROOK TOWN HALL– Zoning Office**

Minutes

Present: Chair Bob Suprenant, regular members Jim Millar, Ed Allen and Jim Bickford. Also present was alternate Phil Bainbridge. Ed Lord arrived at 7:17 pm. Also sitting was Land Use Staff Michael Halloran.

Bob Suprenant called the meeting to order at 7:00 pm and a quorum was established.

Approval of Minutes;

Regular meeting minutes of November 10, 2014 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.

Because the Commission decided to wait until Ed Lord arrived, it was decided to discuss Old Business. A Public Hearing will be set for January 12, 2015 to consider adoption of the 2014 Plan of Conservation and Development (POCD) and Zoning Regulation updates.

A schedule of meetings for 2015 was presented. It was decided by the Commission to start meetings in 2015 at 6:30 pm instead of 7:00 pm.

Next, the monthly Zoning Officers report was discussed. (See attached)

Discussion and deliberation of application #14-016 for Special Exception for Contractor Shop and Storage began at 7:17 pm. and Phil Bainbridge recused himself from this portion of the meeting. There was much good discussion regarding both for and against the application. Before a final vote was taken it was agreed that the zoning office would check with legal counsel to see if any discussion could go on with Will Sweeney to talk about conditions. The Commission was in agreement that a decision would be made at a Special Meeting to be held on January 5, 2015 in the zoning office.

There being no other business, a motion to adjourn the meeting was made by Jim Millar and seconded by Jim Bickford. The motion was approved unanimously and the meeting was closed at 8:15 pm.

**Michael J. Halloran
Land Use Office**

