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**Town of Colebrook
Planning and Zoning Commission
September 11, 2017 Colebrook Town Hall
6:30 pm Regular Meeting
Minutes**

Present: Regular members were Chairman Ed Lord, Ed Allen, Chuck Buchanan and Jim Millar. Alternate member Mark Caufield sat as a voting member for the absent Jim Bickford. Also present was ZEO Michael Halloran.

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

Approval of Minutes:

Minutes of the special meeting from August 14, 2017 were presented. Jim made a motion, seconded by Ed A. to approve minutes. The vote to approve was unanimous.

New Business:

A Public Hearing opened at 6:34 pm for applicant Ludwig Licciardi of 17 Schoolhouse Rd. Application #17-013 was for a review of proposed work in the Village District. Five Commission members sat for the Hearing, which was recorded. Ed L. read the legal notice into the minutes and gave a brief description of the application.

Dr. Licciardi presented seven certified mailings sent to the abutting property owners. He explained the need for the additions to his residence and the Commission members were able to review the plans that were previously presented. Ryan Nevidmonsky an Architect for Frank Shirley Architects, gave an overview of the plans and how they were consistent with the Colebrook Village District criteria.

The Commission had several questions which were answered by Licciardi and Nevidmonsky. There were no questions from the audience and the only correspondence was an approval from Farmington Valley Health District.

There being no other questions and no further information sought, Ed A., seconded by Jim, made a motion to close the Public Hearing. The vote to close was unanimous and the hearing was closed at 6:48 pm. Jim made a motion, seconded by Ed A. to approve the Village District review as presented. The motion to approve was unanimous. A legal notice of approval will be sent to Dr. Licciardi and the Waterbury Republican American.

Bills and Correspondence:

Ed L. gave a brief overview on the Regional Plan of Conservation and Development and how it will or may affect the Town of Colebrook. Jim agreed to review the plan and respond as necessary.

A bill from Howd, Lavieri & Finch, LLP was presented for legal work done for two recent hearings.

ZEO report: See attached

There was a discussion regarding complaints from neighbors about an ongoing gravel operation at 337 Colebrook River Rd. Information was presented to the Commission, including a letter dated August 22, 2017 to Fletcher Smith of 337 Colebrook River Rd, minutes from a special meeting dated September 20, 2011, several dated google photos showing the site, a foresters map of site dated September 7, 2006, a foresters report to the Assessors Office dated December 12, 2014, and a change of land use letter dated January 29, 2015 from the Colebrook Assessors office. A lengthy discussion ensued between the Commission, Mr. Smith, and his Attorney, Robert Piscitelli about what were written in the minutes of 2011 and Mr. Smiths interpretation of what was said. Fletcher Smith did provide one paper that was not in the town files, that both he and neighbor Bob Lauzier signed, stating that there was a borrow pit on the property in the 1950's.

The two main questions are what land exactly was grandfathered as a pre-existing, non-conforming site in 2011, and was this site grandfathered as a Borrow Pit only, and that no processing of earth materials is allowed on the site?

The Commission agreed to forward the file to Town Attorney Dave Cusick for review and an opinion. Further it was agreed to send a letter to Mr. Smith to cease any further expansion of this processing and gravel operation until a decision is reached by the Commission.

The Commission also discussed an email from Tom Anderson, representing the Northwestern Connecticut Sportsman Association, regarding their earth excavation permit and the possibility of applying for a renewal when the current one expires in November, 2017. It was agreed that the ZEO will review it and advise Mr. Anderson how best to proceed.

There being no other business, a motion by Jim, seconded by Ed A., to adjourn the meeting was made. The motion was approved unanimously and the meeting was adjourned at 8:07 pm.


Michael J. Halloran
Land Use Officer