

Town of Colebrook  
Planning and Zoning Commission  
March 11, 2019 Colebrook Town Hall  
6:30 pm Regular Meeting  
Minutes

Present: Regular members were Chairman Ed Lord, Jim Bickford, Ed Allen, Chuck Buchanan, Jim Millar, along with alternate Marty Neal. ZEO Michael Halloran sat at the table also.

Ed called the meeting to order at 6:32 and a quorum was established.

Agenda review:

Ed A. made a motion seconded by Jim M. to move and discuss New Business after ZEO report. The motion to approve was unanimous.

Approval of minutes:

Minutes from the February 20, 2019 special meeting were presented. Ed L. made a motion, seconded by Ed A. to approve the minutes, Jim and Chuck abstained, motion passed.

Draft minutes from the February 25, 2019 special meeting were presented. Jim B. proposed several changes to what was written to make the minutes more concise. Jim M. made a motion seconded by Jim B. to approve the minutes with changes and the motion to approve was unanimous.

Bills and Correspondence:

A bill was presented to the Commission from Glenn Chalder of Planimetrics for work done on regulation changes. The Commission approved the invoice for \$1,000.00 and will forward it to the Selectmen's office.

ZEO report:

First on the agenda was work currently being done on 2 Centerbrook Rd. The concern was work done in the Village District. The ZEO explained that the footprint was not expanding but that the work previously approved by the Commission was changed because of structural issues. After a review of photos and other information, the Commission was in agreement that nothing else was needed from the property owners as the rehabilitation work would bring the property back into the state of sound structural condition. A letter will be sent to the owners.

The second discussion in the ZEO report was were several possible businesses opening along Rte. 8 in the Commercial/Industrial zone. There is one application for a zoning permit pending for a retail space and two other ventures in discussion.

New Business:

Jim Millar presented and wished to speak about his two proposals, one a proposed “Special Business Zone” for Rte. 182, Stillman Hill Rd. The second would be a Town of Colebrook Ordinance permitting a Farm Brewery at 204 Stillman Hill Rd. There was some discussion regarding the legality of these. Chuck submitted and asked the Commission to review two papers he had printed, one a copy of the Colebrook P&Z Table of Uses, with a Special Business Zone category, and the second submission were sections of the Litchfield P&Z regulations describing different zones and uses.

Michael talked with the Commission about Attorney Herbst, representing John Auclair, coming to the office earlier in the day to discuss the possibility of filing an appeal and also possibly working toward some zoning changes to be considered by the P&Z.

The Commission agreed to hold a special meeting on Monday March 25 to meet with the Attorney regarding further discussion of the expansion of Norbrook Brewery. Halloran will confirm with Attorney Herbst to verify.

There being no other business, Jim M. made a motion seconded by Jim B. to adjourn the meeting. The motion to adjourn at 7:53 pm was unanimous.

Michael J. Halloran