

Town of Colebrook
Planning and Zoning Commission
June 10, 2019 Colebrook Town Hall
6:30 pm Regular Meeting
Minutes

Present: Regular members were Chairman Ed Lord, Vice Chairman Jim Bickford, Ed Allen, Chuck Buchanan, Jim Millar, along with alternate Marty Neal. ZEO Michael Halloran was also present.

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

Agenda review:

Jim B. made a motion to move Public Comment on agenda to after New Business. The motion was seconded by Ed A. and the motion passed unanimously.

Approval of minutes:

Minutes from the May 13, 2019 regular meeting were presented and Jim M. made a motion, seconded by Chuck to accept the minutes. The motion to approve was unanimous.

New Business:

A Public Hearing opened at 6:35 pm for an application for a special exception #19-005 by Tim Brainard agent for the applicant Annette Wikiera of 315 Colebrook River Rd.

The legal notice was read by Ed L. and it was noted that nine letters of notification went out to abutting property owners with seven returned as required.

The agent, Tim Brainard spoke first describing to the Commission and audience his plans for an auto restoration shop for classic cars. Mr. Brainard also stated that he is applying to the State of Connecticut for an auto repairers license, which he will be sending an application to the Colebrook ZBA.

The Commission had several questions including the amount of parking required and needed. Also questioned was the paint booth and any outside odors from the painting. Several members had questions regarding disposal of old parts and tires as well as cleaning materials and solvent containments. Mr. Brainard talked about the oversight by DEEP, OSHA, the

Fire Marshal, and FVHD. All waste liquids and solvents will be stored inside and disposed per DEEP and State regulations. He stated his hours of operation would be Monday to Friday 7am to 5pm and one half of a day on Saturday.

Ed L. asked about outside lighting and landscaping and Tim stated there would be one light on the front sign and possibly lighting by the exterior doors. Jim Bickford questioned how vehicles would be delivered, Tim responded that they will either be driven or delivered on flatbed truck and confirmed there is plenty of space to unload vehicles.

The public was then given an opportunity to asked any questions to the applicant and the Commission. Immediate neighbors Paul Macbeth and Steve Resnick asked several questions regarding the site of which Mr. Brainard answered or had previously been answered by the Commission. An email from Chris Cogliano of 312 Colebrook River Rd. was read into the minutes expressing concerns of environmental hazards.

There being no more information asked for and no other questions, Jim M. made a motion seconded by Chuck to close the Public Hearing. The motion was approved unanimously and the Public Hearing closed at 7:10 pm.

Deliberation/vote; Jim B. made a motion to approved application #19-005 with conditions:

1. Hours of operation will be Monday to Friday 7 am- 6 pm and Saturdays 7 am-1 pm.
2. Outside parking will be limited to seven spaces as indicated on the Falkner site plan, 2006 revised for hearing 6/10/19.
3. All vehicles parked outside are to be confined to the seven designated parking spaces.
4. No outside storage of used parts or tires.

The motion was seconded by Chuck and was approved by a unanimous vote.

Public Comment:

Scott Patterson of 195 Stillman Hill Rd. raised several concerns with ongoing issues regarding Norbrook Farm Brewery. Ed L. did respond that the Commission is addressing his concerns.

Old Business:

Discussion of ongoing issues with Norbrook Farm Brewery at 204 Stillman Hill.

Jim B. made a motion seconded by Chuck to go into Executive Session to discuss pending litigation with Norbrook Farm Brewery. The

motion passed unanimously and the Commission entered Executive Session at 7:36 pm.

Jim B. made a motion seconded by Chuck to close Executive Session and by unanimous vote came out of Executive Session at 8:20 pm.

A Special Meeting will be scheduled for Tuesday June 18, 2019 at 6:30 pm. An agenda will be posted.

The Commission will schedule a meeting date with Glenn Chalder to work on regulations.

There being no other business, Jim M. made a motion seconded by Chuck to adjourn the meeting. The motion to adjourn at 8:23 pm was unanimous.

Michael J. Halloran