

Town of Colebrook  
Planning and Zoning Commission  
June 18, 2019 Colebrook Town Hall  
6:30 pm Special Meeting  
Minutes

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

Ed L. called the meeting to order at 6:31 and a quorum was established. Marty sat for Jim M.

An application, #19-010 had been presented to the Land Use office on June 16, 2019 for Site Plan Approval of Norbrook Farm Brewery. The Commission had a brief opportunity to review the application.

Jim B. talked to the Commission regarding the June 12<sup>th</sup> informal discussion with Attorney Peter Herbst, Engineer Todd Parsons, Planner Martin Connor, and Attorney Tom O'Neil. They were again all present.

Attorney Herbst discussed the reasons for the Site Plan application documenting the as-built conditions approved by the Certificate of Occupancy dated September 24, 2018.

Todd Parsons presented plans showing existing vs. original conditions for both the exterior and interior. He answered questions from the Commission regarding seating, including the Fire Marshalls total number of patrons allowed. Ed L. wanted Todd to confirm there have been no other changes since the CofO has been signed, which Todd did confirm.

Resident and neighbor Scott Patterson was allowed to ask several questions regarding allowed inside seating as well as paved parking areas.

Marty made a motion seconded by Chuck to go into Executive Session to discuss pending litigation regarding Norbrook Farm Brewery. The vote for Executive Session was unanimous and Commission entered at 7:00 pm.

Marty made a motion seconded by Chuck to adjourn Executive Session by unanimous vote at 8:26 pm.

Ed L. again asked Todd that the as-built shown to the Commission is what exists now? Todd confirmed There have been no changes to the

building or driveway, including parking and structures. Todd also confirmed the septic has not changed, but FVHD has approved an expansion of the existing system. He also stated a second well has been drilled but is not operational yet.

Ed L. asked that a written report be presented at the next P&Z meeting stating reasons for changes, including expansion of all outside lighting, the operation of light timers and the light on the wagon sign, and if additional lighting is causing unnecessary light pollution. He would also like reasons for the second bathroom as well as second set of stairs, and expansion of the parking. Michael will follow up with the Fire Marshall on total number of patrons allowed inside and outside.

Attorney Herbst will come back with the information at the next P&Z meeting scheduled for Monday July 8, 2019.

There being no other business, Marty made a motion seconded by Jim B. to adjourn the meeting. The motion to adjourn at 8:50 pm was unanimous.

Michael J. Halloran