

Town of Colebrook
Planning and Zoning Commission
March 25, 2019 Colebrook Town Hall
6:30 pm Special Meeting
Minutes

Present: Regular members were Chairman Ed Lord, Jim Bickford, Ed Allen, Chuck Buchanan, along with alternates Jane Vasaturo and Marty Neal. Jim M. was not present. ZEO Michael Halloran sat at the table also.

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

Approval of minutes:

Minutes from the March 11, 2019 regular meeting were presented. Marty made a motion, seconded by Ed A. to approve the minutes, and the vote to approve was unanimous.

A motion was made by Jim seconded by Marty to move the ZEO report (5) ahead of Old Business (4). The vote to approve was unanimous.

ZEO report:

Mary Hawkins a member of the Winsted Elks Club called to ask if a sign could be posted at Norbrook Brewery for an upcoming “Easter Beer Hunt” to be held at Maasser Park on May 11. It was the determination of the Commission that the Park can put a sign up but that no off-premise signs are permitted.

Kim Sharnberg sent an email voicing several ongoing concerns with Norbrook Farm Brewery (email included in file). Mr. Sharnberg attended the meeting and asked the Commission what their intention was to address his concerns?

Old Business:

The Commission began discussion of a possible zoning regulation change to make all of Stillman Hill Rd. a Special Business Zone. There was much discussion including changing Farm Brewery regulations, opening up more commercial development along Routes 182 and 183, floating zones, and agri-tourism on large parcels.

Resident Duncan Wilber asked that the Commission read into the record the definition of agriculture from the Colebrook Regulation's. The definitions of Farm and Farming were read.

While some Commission members felt that changes could be made relatively easily to make residents happy, others felt that the changes should be considered more thoughtfully for the benefit for all residents.

Resident Catherine Norton had concerns about the Farm Brewery that has started these possible changes. She asked how could there be consideration of expansions if they are not really a farm? And how could there be expansions if they are currently in violation of zonings approvals?

Mr. Scharnberg expressed his concern over lack of communication between the Zoning Commission, the State Liquor Commission, Farmington Valley Health District, and local Fire Marshal and Building Official. He felt that uses changed and physical spaces expanded without one entity letting the other know.

The Commission asked for information on other Town regulations for Farm Breweries as well as a "White Board" to work with The ZEO was asked to contact Glenn Chalder of Planimetrics to review Farm Brewery regulations and to schedule a meeting with the Commission.

There being no other business, Marty made a motion seconded by Jim to adjourn the meeting. The motion to adjourn at 8:10 pm was unanimous.

Michael J. Halloran