

Town of Colebrook
PLANNING & ZONING COMMISSION
Monday, July 13, 2020-6:30 P.M.
Public Zoom Meeting

Regular Meeting Minutes

Before the meeting, Chairman Ed Lord mentioned to the members that Jim Millar has resigned from the Commission.

1. Call to Order:

Chairman Ed Lord called the Regular July 13, 2020 Meeting of the Colebrook Planning and Zoning Commission to order at 6:33 PM.

2. Roll Call:

Regular members of the Commission present: Chairman Ed Lord, and Chuck Buchanan. Alternate members of the Commission present: Alternates Martha Neal, and John Fernandez. Also, present for this meeting was Zoning Enforcement Officer Marc Melanson and Selectman Chris Johnstone.

Members of the Commission absent: Jim Bickford, Jim Millar, Scott Norton, and Alternate Will Sweeney.

Chairman Ed Lord seated Mrs. Neal for Mr. Bickford and Mr. Fernandez for Mr. Millar.

3. Agenda Review:

Chairman Lord mentioned that he would like to add public comment between item 7 and item 8.

A motion was made by Mr. Buchanan, seconded by Mrs. Neal, that public comment be placed between item 7 and item 8. There was no discussion on the motion. The motion passed unanimously.

4. Old Business:

Chairman Lord brought up discussing the text amendment changes to the Farm Brewery section of the regulations that the Commission wants to adopt before the end of the Governor's Executive Order. Chairman Lord gave Martin Connor, consultant for the Norbrook Brewery, permission to address the Commission on the matter. He asked if the members had received the text amendment changes that Norbrook Brewery submitted per discussion at the last PZC meeting. All the members confirmed that they did receive them. Mr. Connor then said that the Brewery cannot even apply for a Special Permit until the changes in the regulations are approved. He went over the changes that he had proposed. Mr. Buchanan asked if the latest proposal of the food truck regulations were sent to Mrs. Neal and Mr. Connor. Mr. Melanson said that he had sent them that afternoon. Both people did receive them but did not look at them yet. Chairman Lord explained that the proposed text amendment that was sent out was a compilation of what Norbrook proposed and what Mr. Melanson along with Chairman Lord thought it should be. It was also sent Planimetrics to review the wording to make sure that it does not conflict with any of the proposed regulations that the Commission is working on. Chairman Lord then went over the proposed changes item by item and all the changes were discussed.

A motion was made by Mrs. Neal, seconded by Mr. Buchanan, to accept the text amendment changes as presented and to send it to Halloran and Sage for final Review. There was no discussion on the motion. The motion passed unanimously.

After the motion, Mr. Melanson said that he would talk to the First Selectman about having a public hearing for the text changes since the Town is not allowing them at this time.

5. New Business:

No New Business.

6. Approval of Minutes:

A motion was made by Mrs. Neal, seconded by Mr. Buchanan, to accept the minutes of the June 8, 2020 meeting. There was no discussion on the motion. The motion passed unanimously.

A motion was made by Mr. Buchanan, seconded by Mrs. Neal, to accept the minutes of the June 22, 2020 meeting. Mr. Fernandez mentioned that he was not present, and the minutes did not reflect him being either present or absent. The motion passed with the correction unanimously.

Chairman Lord stated that the minutes for the June 29, 2020 meeting were not emailed out and that we would vote on them at the August meeting.

7. ZEO report/ Discussion with ZEO

There is nothing to report.

8. Public Comment

Selectman Johnstone asked if they were going to discuss the Food Truck regulations.

Chairman Lord said that the plan was to get what was presented tonight approved and then discuss the food trucks along with the rest of the regulation changes.

8. Bills and communications

Mr. Melanson said that the bills for Halloran and Sage and Planimetrics were sent to Finance for payment.

9. Other Business

Joyce Hemingson of FairwindCt and Julia Gold of Norfolk explained what was going on with the wind turbines at Flagg Hill Rd and that BNE applied for a modification to build a third turbine in a different location and not on the original property that was approved by the Siting Council. She said that there are petitions against the proposal and wants the Commission to be aware of it and says that the Town Attorney is aware of it and would like the Commission to send a letter to the Siting Council stating that local control still applies to the newly acquired property and the Siting Council does not have jurisdiction. Discussion ensued. Chairman Lord said that he would talk to the First Selectman to see what the town's approach will be and get back to them regarding what the Commission will do. Mrs. Neal asked if there was a website to look at and also how to contact them. Mrs. Hemingson and Mrs. Gold said that they would send their contact information to the Chairman and the ZEO to distribute to the members.

Selectman Johnstone asked about a timeline for when the Commission would be working on the Food Truck Regulations. He said that he would like to see them done as soon as possible. Discussion followed and Chairman Lord said that the Commission would work on them as soon as possible. Mrs. Neal asked if there was a meeting set up

with Planimetrics. Chairman Lord said that we could have a Special meeting on July 20th to discuss the text amendment changes that might be made due to the Attorney's review and work on the Food Truck Regulations.

Mr. Buchanan asked what the process was for seating a replacement for Mr. Millar. Selectman Johnstone said that he thinks that it is the Selectmen that appoint who would be the regular member.

10. Adjournment

A motion was made by Mr. Buchanan, seconded by Mrs. Neal, that the meeting be adjourned at 8:21 P.M. There was no discussion on the motion. The motion passed unanimously.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer