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COLEBROOK TOWN CLERK

TOWN OF COLEBROOK
Planning and Zoning Commission

Legal Notice

This is to give notice to all concerned that a Public Hearing will be held on Monday, March 12, 2018 at 6:35 pm at the 2nd floor meeting room in Town Hall, 562 Colebrook Rd., to consider the following:

An applications for a Special Exception for Staff Housing as per Article III, Special Exception Uses Permitted in the R-2 Zone of the Colebrook Zoning Regulations. This application is for 6 Prock Hill Rd. and is submitted by Ray Zetye on behalf of the YMCA of Greater Hartford. At this hearing interested parties may appear and be heard and written communication will be received.

A copy of the application is available at the Town Clerks Office.

Dated this 16th day of February, 2018 at Colebrook, CT.

Michael J. Halloran, ZEO

TOWN OF COLEBROOK
562 Colebrook Rd., P.O. Box #5
Colebrook, CT 06021-0005
860-379-3359 ext. 209
mhalloran@colebrooktownhall.org

Permit #	18-004
Fee Paid: \$	300.00 60.00
State of CT Fee: \$	60.00
Check #:	844
Date Paid:	2/7/18

APPLICATION FOR SPECIAL EXCEPTION

Proposed Use:

Staff Housing/Replacement

Zoning Regulation:

Zone: R2

Property Location:

6 Prock Hill Rd.

Assessor's MBLU:

Map No. 33 Lot No. 15 Vol. _____ Page _____

Record Owner of Property:

YMCA of Greater Hartford

Mailing Address:

6 Prock Hill Rd.

Telephone No.

(860) 379 2782 email: ray.zetye@ghymca.org

Name of Applicant:

Raymond Zetye Executive Director

(if different than record owner)

Mailing Address:

(if different than record owner)

Has application been submitted to Inland Wetlands Commission (if applicable)? N/A

Is there any claim of a "grandfathered" or non-conforming use being made pertaining to this application? _____

Is any earth excavation proposed in conjunction with this application? Y

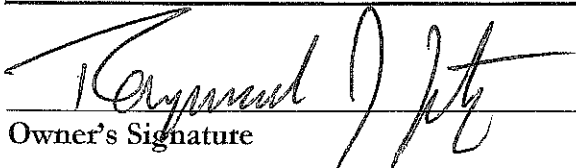
The following must accompany this application:

- Ten (10) copies of a site plan prepared in conformity with Section 6.7
- A written statement describing either a business plan or the proposed use/structure
- Approval by Farmington Valley Health District (if applicable) of the proposed water supply system and on site sewage disposal facilities
- Erosion and Sedimentation Control Plan (if applicable)
- Application Fee (payable to Town of Colebrook)
- A list of names and addresses of all adjacent property owners within 100' of property (including across the street) including direction and shortest distance
- Written proof documenting any claim of non-conforming use (if applicable)
- Other: _____

This application is for Special Exception purposes only and does not relieve the applicant of the responsibility of securing, without limitation, all necessary zoning, building, health and fire permits prior to the commencement of any construction or this use.

Upon approval of this application, a Special Exception Certification of Approval will be issued. The applicant will be responsible for filing said certification in the Town of Colebrook Land Records, along with payment of filing fees to the Town Clerk, in order to be valid.

I do hereby declare under penalty of law that the above information is complete and accurate to the best of my knowledge and belief.

	Raymond Zetye	2/7/18
Owner's Signature	Print Name	Date

Applicant's Signature (if different)	Print Name	Date
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July 2014

TOWN OF COLEBROOK
Land Use Administration
562 Colebrook Rd., P.O. Box #5
Colebrook, CT 06021-0005
(860) 379-3359 ext. 209 email: mhalloran@colebrooktownhall.org

February 19, 2018

Ray Zetye
6 Prock Hill Rd.
Colebrook, CT 06021

RE: Notice of Public Hearing


Dear Ray,

Please be advised that a Public Hearing to consider your applications to the Planning and Zoning Commission for staff housing replacement in the Residential Zone at the above address has been scheduled for Monday, March 12, 2018 at 6:35 pm. Enclosed please a copy of the legal notice pertaining to this hearing.

You are required to mail a copy of the notice to all adjacent property owners, by certified mail, return receipt requested, no later than 10 days prior to this hearing (by March 1, 2018). You must present proof of mailings, as well as notice of receipts (if available) at the start of the hearing.

Please contact me if you have any further questions.

Sincerely,


Michael J. Halloran
ZEO

List of Abutters

6 Prock Hill Rd.

Diane Budin
530 East 76th St.
New York, NY 10021

Barry Bragger and Stacy Caren
PO Box 591
Torrington, CT 06790

Edward Lord
PO Box 4
Colebrook, CT 06021

Skyla and Andrew Cozza
27 Prock Hill Rd.
Colebrook, CT 06021

David Bishop
PO Box 253
18 Beech Hill Rd.
Colebrook, CT 06021

Michael and Sarah Landi
23 Prock Hill Rd.
Colebrook, CT 06021

Richard Menko
109 McClave Rd.
Colebrook, CT 06021

Toten and Nadja Bacardi
2 Prock Hill Rd.
Colebrook, CT 06021

Steve and Amy Koch
122 Cobb City Rd.
Colebrook, CT 06021

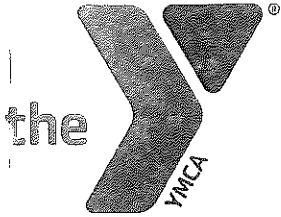
Colby Boucher
3 Prock Hill Rd.
Colebrook, CT 06021

Richard Welch Sr.
126 Cobb City Rd.
Colebrook, CT 06021

Town of Colebrook
North Cemetery
PO Box 5
Colebrook, CT 06021

Megan McTavish
PO Box 208
Colebrook, CT 06021

Mignon Smith
630 Fort Washington Ave.
Apt. 1G
New York, NY 10040



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

January 2nd 2018

Town of Colebrook Zoning Commission
562 Colebrook Rd.
P.O. Box 5
Colebrook CT 06021

To Whom It May Concern:

Camp Jewell YMCA is in the process of replacing the original buildings on the property that date back to the opening of camp at this location in 1955. We are doing this to preserve our ability to provide quality programs to our community for the next half century.

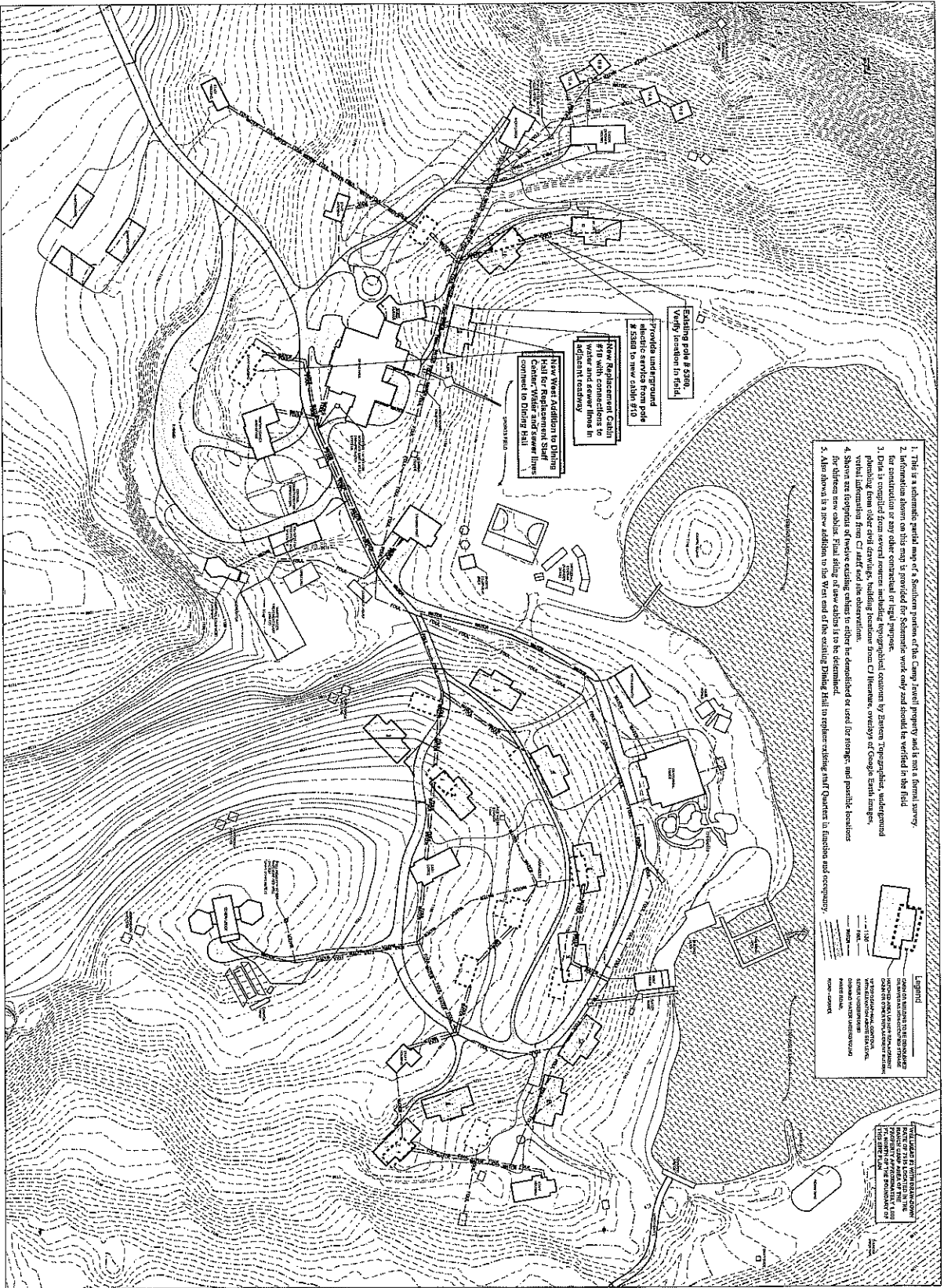
The existing structures are in need of replacement. We are doing this to meet the expectations of our current and future users, as well as allow us to continue to be a good environmental steward to the local community. We want to provide programs open to all people and will therefore be upgrading our buildings to be fully accessible to all people. We also want to preserve the natural surroundings and rustic feel of our facility. Our buildings are designed in a way to encourage people to be outside and feel closer to nature.

Please contact me if there are any questions that pertain to the replacement of our buildings.

Thank you,

Ray Zetye
District Executive Director of Camping Services
YMCA of Greater Hartford & Camp Jewell

CAMP JEWELL YMCA
6 Prock Hill Road, PO Box 8, Colebrook, CT 06021
P 860-379-2782 F 860-379-8715 www.campjewellymca.org



1. This is a schematic plan of a building complex on a topographic map.
2. The building complex is shown in the field for construction or any other concept of land improvement.
3. Data is compiled from several sources including topographical, economic, by Elevation, Topographic, underground plumbing, from older civil drawings, building footprints from CT Heritage, vicinity of Google Earth images, aerial information from CT staff and the observation.
4. Shown are locations of twelve existing cabins to either be demolished or used for storage, and possible locations for fifteen new cabins. Final siting of new cabins is to be determined.
5. Also shown is a new addition to the West end of the existing Dining Hall to replace existing staff quarters in function and occupancy.

THIS DRAWING IS THE PROPERTY OF YMC&A CAMP JEWELL, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Date:	Issued:
09/16/17	Issued for Pricing
08/28/17	Revised Issue for Pricing
11/27/17	Revised Issue for Pricing
12/18/17	Issued for Permit
12/20/17	Revised for Staff Center

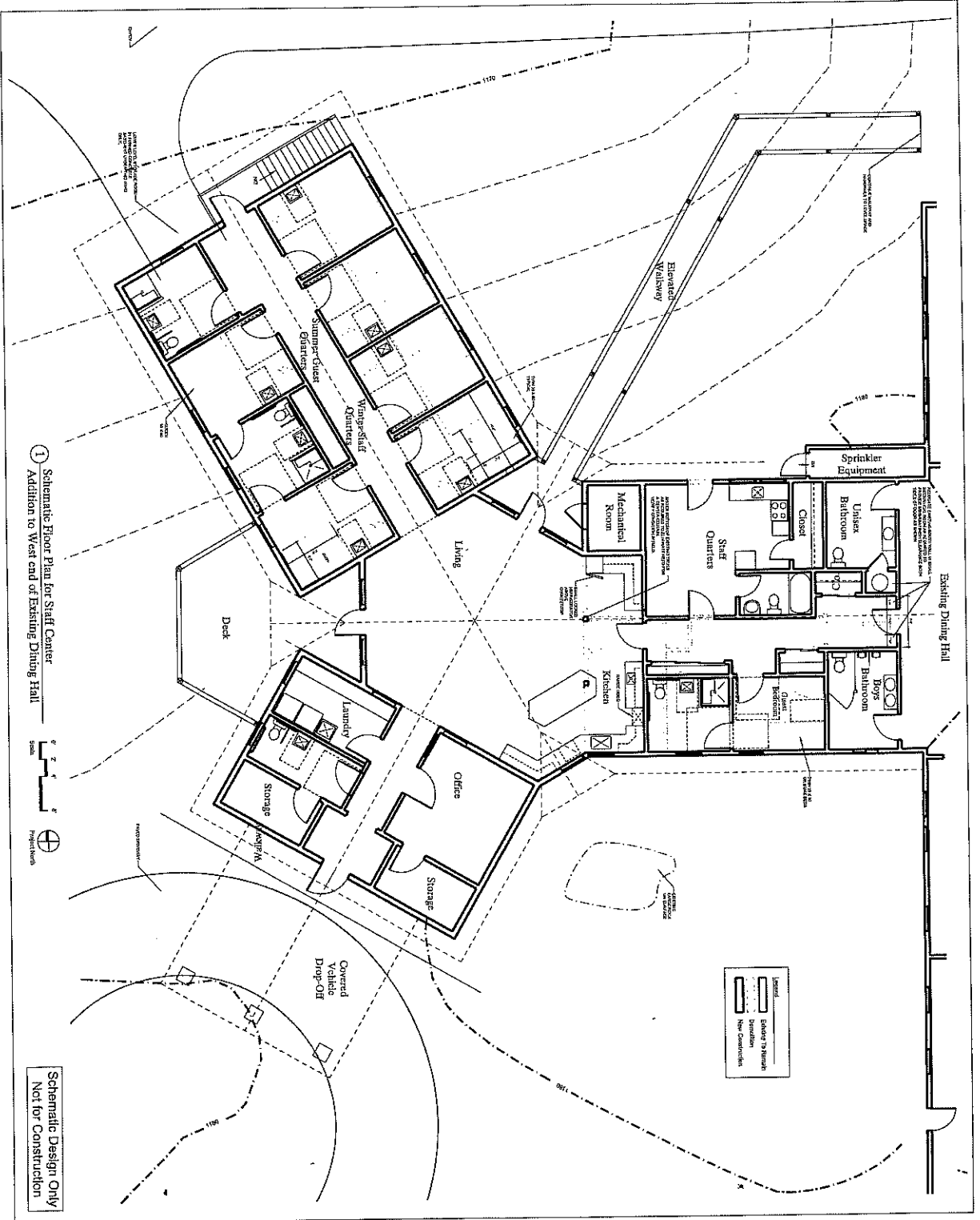
YMCA Camp Jewell
 6 Prook Hill Road
 Colerbrook, Connecticut
 06021

Architect:
 Frank Rawlinson
 84 Monroe Street
 Bridgeport, CT 06605
 C. 815.919.5657
 frawlinson@yahoo.com

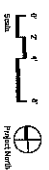
**Main Campus
 Site Plan**

Project Start Date: 03.15.10

Drawing No. C-1



① Schematic Floor Plan for Staff Center Addition to West end of Existing Dining Hall



Schematic Design Only
Not for Construction

Date:	Issued:
12/20/17	Issued for Owner Review

YMCA Camp Jewell
 6 Brock Hill Road
 Middletown, Connecticut
 06021
 Architect:
 Frank R. Jawlison
 34 Moore Street
 Bridgeport, CT 06605
 © R/S 1/15/2017
 frank@frankrj.com
 Supplemental Staff Center
 Floor Plan
 Project Start Date: 08/21/17
 Drawing No. SK-3