

JAN 25 2018

Town of Colebrook
Planning & Zoning Commission
Tuesday, January 23, 2018 6:30pm
Colebrook Town Hall 2nd Floor Meeting Room
Special Meeting
Minutes

COLEBROOK TOWN CLERK

Present: Regular members were Chairman Ed Lord, Ed Allen, Chuck Buchanan, and Jim Bickford.

Absent was Jim Millar.

Alternate members: Mark Caufield and Jane Vasaturo.

Also present were ZEO Michael Halloran and Land Use Attorney David Cusick arrived at 7:40p.m.

Chairman Ed Lord called the meeting to order at 6:31p.m., and a quorum was established with the presence of Mark Caufield, sitting in for Jim Millar.

Approval of Minutes

Minutes of the regular meeting from January 8, 2018 were presented. A motion by Jim Bickford, seconded by Ed Allen to approve Minutes, was made with following revisions: On page 2, paragraph 1, eliminate DEP and replace with DEEP. Eliminate FVHA and replace with FVHD. On page 2, in the line above Bills and Correspondence, members voting yes on the motion were: Jim Millar, Ed Lord, and Jim Bickford. Members voting no were Ed Allen and Chuck Buchanan. On page 2, first line below Action Items and Responsibilities, it should read: Mike reviewed a bill from Atty. David Cusick. The vote to approve the minutes as revised was unanimous.

New Business

Public Hearing to review Application #18-001 for Cabin Replacement 3.3 special exemption use, and Application #18-002 for Housing Replacement 3.3 special exemption use, at 6 Prock Hill Road.

Roll call was taken again.

Ed Lord read Camp Jewell YMCA Executive Director Ray Zetye's cover letter from January 2, 2018. Ed asked Ray to continue. Ray explained in general terms that they are in the process of replacing some of the original

buildings on the property. Ray also presented the Commission members with color-coded maps for easy identification of the site. He next withdrew application #18-002, since he does not yet have approval from Farmington Valley Health (FVHD).

Discussions continued, focused on Application #18-001 (Cabin Replacement – new Building #10). Members discussed parking, excavation, water runoff, and a water runoff plan for proposed future buildings. Ray mentioned that they are a Class 2 wastewater situation, regulated by the DEEP.

A motion was made to close Public Hearing by Jim Bickford, seconded by Chuck Buchanan. The vote to approve was unanimous.

A motion to accept Application #18-001 was made by Ed Allen, and seconded by Chuck Buchanan. The vote to approve was unanimous.

Ray plans that Building #10 will be completed by June 23rd, when the Summer session of Camp begins.

Old Business

337 Colebrook River Road

Discussion of 337 Colebrook River Road continued, including points about the definition of borrow pit. In order to help decide relevant issues, members agreed to continue reading through the regulations, to build a plan for our next meeting.

Atty. Cusick articulated meanings of expansion and intensification.

Mike Halloran said he would write a letter to Atty. Grimes on the motion from the January 8th meeting concerning our 1.3 acre borrow pit decision. Mike also added that he has a 2008 map which shows the approximate location of the borrow pit.

There being no other business, a motion to adjourn the meeting was made by Jim Bickford, and seconded by Chuck Buchanan. The motion was approved unanimously. The meeting was adjourned at 8:14p.m.