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Town of Colebrook
Planning and Zoning Commission
February 11, 2019 Colebrook Town Hall
6:30 pm Regular Meeting
Minutes

FEB 27 2019

COLEBROOK TOWN CLERK

Present: Regular members were Chairman Ed Lord, Jim Bickford, Ed Allen, Chuck Buchanan, Jim Millar, along with alternate Marty Neal. ZEO Michael Halloran sat at the table also.

Ed called the meeting to order at 6:35 and a quorum was established.

Agenda review: none

Approval of minutes:

Minutes from the January 14, 2019 regular meeting were presented. Ed A. made a motion, seconded by Chuck to approve the minutes, and the vote to approve was unanimous.

Draft minutes from the January 23, 2019 special meeting were presented. Jim B. presented a list of proposed changes to what was written to make the minutes more concise. It was decided that the minutes be re-typed with changes discussed and presented for approval at the next meeting of the P&Z Commission.

Old Business:

Deliberation of application 18-020, modification of a special exception of a Farm Brewery was continued. The Commission again discussed the requests one by one to respond to each individually.

1. Use of Food Trucks. Jim M. wants to deny part one of the request because it is a restaurant in an R2 Ed A. talked about an ordinance and Jim M. presented an amendment to propose a zone change. On the bring your own food concerns, the Commission felt it was not an issue.
2. On having the ability to make spirits, the Commission can approve, current regulations allow this. Farmington Valley Health has not yet approved the application from John Auclair, and as the public hearing is now closed, the Commission was of the opinion a new application for any expansion of production would be necessary. The Commission continued discussion that no alcoholic beverages can be brought in from other producers.

3. Concerning the expansion of the Farm Store, the Commission discussed that the selling of promotional merchandise may be allowed. There was no objection to selling any produces produced on the Farm.
The second part of the applicant's request was for larger group seating/ events/ functions. The Commission generally feels that this type of space is not allowed in an R2 zone, and is not accessory to a Farm Brewery.
4. Regarding an area for an expanded kitchen area; The Commission was of the opinion that a kitchen would be an accessory use in a Farm Brewery. This would be a basic non-commercial kitchen. At this time there is no approval from FVHD.
5. Addition of 2,200 sq. ft. building for support of wholesale keg business. The proposed building is numbered #3 on sheet four. This addition would be for one story only. The Commission determined that there is no FVHD approval for site.
6. Lastly, John's request to closing later on certain night was discussed. While the State of Connecticut has regulations on hours of operation of a Farm Brewery, the Commission had concerns of late nights in the R2 zone and extended lighting.

Discussion moved to the time frame for completion of decision making by the Commission. The Commission was of a unanimous opinion that Jim M. did not have an impact on the meeting. Ed A. stated that he felt that John never gave enough information. Jim B. suggested John hire a consultant and start over.

The Commission asked that a draft of the motions be written and sent out for review. They also wished to schedule a special meeting on Monday, February 25 at 6:30 pm. The agenda will include approval of January 23 minutes, February 11, minutes, decision of application 18-020, and the motion by Jim M. to discuss his proposed amendment to the Colebrook Zoning Regulations to change Rte. 182 to a "Special Business Zone."

Jim B. questioned that maybe only minor changes need to be addressed in the existing regulations instead of a major zone change.

The Commission also agreed to table the music request. This will also be on the agenda for February 25.

Old Business:

The Commission will be meeting on February 20th with Glenn Chalder to work on Regulation rewrites. They were also reminded of the Land Use Seminar on March 23, 2019 in Middletown.

ZEO report:

Ed A. along with several others in town had expressed concern regarding the expansion at Camp Jewell to wedding and rentals. Michael received a letter from Craig Dawson the Interim Executive Director of the camp. In it Craig detailed the programs and uses currently offered at Camp Jewell. The Commission would like to receive a copy of the Mission Statement and other relevant documents pertaining to their operation.

There being no other business, Jim M. made a motion seconded by Jim B. to adjourn the meeting. The motion to adjourn at 8:23 pm was unanimous.

Michael J. Halloran