

MAR 13 2019

Town of Colebrook
Planning and Zoning Commission
February 25, 2019 Colebrook Town Hall COLEBROOK TOWN CLERK
6:30 pm Special Meeting
Minutes

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

Ed called the meeting to order at 6:33 and a quorum was established.

Approval of minutes:

Minutes from the January 23, 2019 special meeting were presented. Ed A. made a motion, seconded by Chuck to approve the minutes, and the vote to approve was four votes while Jim M. abstained.

Draft minutes from the February 11, 2019 regular meeting were presented. There were several changes made and Jim B. seconded by Ed A., made a motion to accept the minutes as amended. The motion to approve was unanimous.

Old Business:

Deliberation of application #18-020, modification of a special exception of a Farm Brewery was continued. Marty sat for Jim M. who hadn't watched the previous meeting video.

The Commission first wanted the minutes to acknowledge work that has been done, as stated on 2/25/2019 summary of work performed and requests (copy attached hereto) after the original approvals in August of 2017, through the second application in November of 2018. While the Commission noted there was no timeframe on these items, they did want to get legal advice to determine what action if any to take. The Commission asked that a letter be sent to John Auclair making him aware that any changes he does on the property may require a modification to the Special Exception.

It was decided by the Commission that there would be individual motions and votes for each request made on the application.

1. A motion made by Jim B. seconded by Ed A., to deny food trucks on the property as they are not allowed in the R-2 Zone under the

current regulations. Ed A., Ed L., Jim B. and Chuck voted to deny, with Marty abstaining to vote.

2. A motion made by Ed L. seconded by Ed A. that the Commission can not act upon the applicants request to produce spirits, ciders, and wines at this time as these would require an additional application and therefore is denied as listed in the Colebrook zoning regulations, section 8.18. The vote to deny was unanimous.
3. A motion made by Jim B. and seconded by Ed A., per 8.18 of the zoning regulations, the sale or serving of other's products from regional cideries and wineries is denied, as it does not comply with current regulations. The vote to deny was unanimous.
4. Chuck made a motion seconded by Ed A. to expand the retail sales area (in barn #2) to include products produced on the Farm as well as promotional products related to the Farm Brewery, such as hats, tees with logo, mugs, etc. The motion to approve was unanimous.
5. Ed L. made a motion seconded by Jim B. to deny expansion into the storage/hops processing area (in barn #2) for occasional large group seating due to lack of applicant information, including Farmington Valley Health District (FVHD) approval. The votes to deny were Ed L., Ed A., Jim B., and Chuck. The vote to approve was Marty.
6. Chuck made a motion seconded by Ed A. to add kitchen space for the preparation of light snacks including baked pretzels, be denied because approval from FVHD has not been obtained. The motion to deny was unanimous.
7. A motion made by Jim B. seconded by Chuck for an addition (barn #3) for the brewery operation to support wholesale keg accounts be denied because approval from FVHD has not been obtained. The vote to deny was unanimous.
8. A motion made by Marty seconded by Ed A. that the Commission approve the request to close later on certain nights, not to exceed fifteen (15) nights per year. This approval should be consistent

with the current state regulations. The votes to approve were from Ed A., Ed L., Jim B., and Marty. Chuck voted no.

The discussion of acoustic music at the Farm Brewery was continued. The Commission agreed acoustic music can only be inside the building. The Commission requested that Michael sign the state application and return it to John. They also want to include a copy of the outdoor musical performance ordinance for the Town of Colebrook.

New Business: Jim M. presented two proposals. One is a zone change of Rte. 182 (Stillman Hill Rd.) to a Special Business Zone. The second proposal would be establishment of a town ordinance to permit Norbrook Farm Brewery to engage in commercial activities that would otherwise be restricted to properties in the General Business Zone.

Chuck asked that the Town consider hiring a secretary to do minutes at zoning meetings. The Commission will follow up on this request.

There being no other business, Marty made a motion seconded by Jim M. to adjourn the meeting. The motion to adjourn at 9:30 pm was unanimous.


Michael J. Halloran