

APR 12 2018

COLEBROOK TOWN CLERK

Town of Colebrook
Planning & Zoning Commission
April 9, 2018 Colebrook Town Hall 2nd floor
6:30pm Regular Meeting

Minutes

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

Alternate member: Jane Vasaturo.

Absent were Chuck Buchanan and alternate Mark Caufield.

Also present were ZEO Michael Halloran.

Chairman Ed Lord called the meeting to order at 6:30p.m., Ed asked Jane to sit for Chuck Buchanan and a quorum was established.

Approval of Minutes

Minutes of the regular meeting from March 12, 2018 were presented. A motion by Jim, seconded by Ed A., to approve minutes was made. Jim B. abstained from the vote as he was not present last month. The vote to approve the minutes was unanimous.

Old Business

Item A. Application #18-004 was continued at 6:35, from a Hearing opened on March 12, 2018, for Ray Zetye from the YMCA of Greater Hartford. The application was for a "Staff Center" added to the Dining Hall. Ed L gave a brief summarization of the application. Jim B. stated that he had watched the previous meeting, read the minutes, and felt comfortable sitting for the Hearing. Jane also sat for Chuck.

Michael Sherman, from Laurel Engineering presented and thoroughly explained all ten pages of his plans for the proposed work. Exhibit A. shows existing conditions, proposed work, grading, landscaping, parking, and lighting. Mr. Sherman also included a main campus concept plan which the Commission had asked for. After he completed his presentation, Ray Zetye and Steve Phillips, both employees of YMCA spoke briefly on the overall plans for the Camp.

The Commissions' many questions were answered by Mr. Sherman and Mr. Phillips and as a whole were impressed by the presentation. There was no new information required and no questions from the audience.

Jim M. made a motion seconded by Jim B. to close the Public Hearing. The motion was approved unanimously and the Hearing closed at 7:29 pm.

Jim M. made a motion, seconded by Jane, to approve application 18-004 for a Staff Center addition to the Dining Hall at Camp Jewell as per Article III, Special Exception Uses permitted in the R-2 Zone. The motion to approve was unanimous.

Item B., discussion of 337 Colebrook River Rd was tabled after very brief discussion.

ZEO Monthly Report
See Attached.

There being no other business, a motion to adjourn the meeting was made by Jim B., and seconded by Ed A. The motion was approved unanimously. The meeting was adjourned at 8:02p.m.


Michael J. Halloran
Land Use Office

Zoning Officers Report 2018

Permits

January

18-001 YMCA 6 Prock Hill Rd. Cabin replacement 3.3 special exception use.

(accepted)(approved)

18-002 YMCA 6 Prock Hill Rd. Staff housing replacement 3.3 special exception use.

(accepted)(withdrawn)

February

18-003 Spencer Parent for Exceptional Recovery Services LLC signage 9.12 (Approved)

18-004 YMCA 6 Prock Hill Rd. YMCA of Greater Hartford, Staff Housing addition 3.3 special Exception use. (Accepted)

ZBA 18-001A 337 Colebrook River Rd. Appeal of decision from P&Z 1/8/2018

(Accepted)(Approved)

March

18-005 204 Stillman Hill Rd. John Auclair 3.9 Accessory Structure (Approved)

18-006 71 Pine Rd. Steven Quinn 3.9 Accessory Structure (Approved)