

AUG 14 2019

Town of Colebrook
Planning and Zoning Commission
August 12, 2019 Colebrook Town Hall
6:30 pm Regular Meeting
Minutes

COLEBROOK TOWN CLERK

Present: Regular members were Chairman Ed Lord, Vice Chairman Jim Bickford, Ed Allen, Chuck Buchanan, Jim Millar, along with alternate members Jane Vasaturo and Marty Neal. ZEO Michael Halloran was present along with Attorney David Cusick.

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

Agenda review:

Assuming most residents were attending in regard to the Norfolk Farm Brewery Site Plan application, Ed L. announced that due to the size of the audience, public comments would be limited to two minutes. All speakers were requested to step up to the podium and identify themselves for the record.

Attorney Cusick was asked if non-residents should be allowed to speak and he suggested to the Commission that due to the proximity of Norbrook Farm Brewery to the Norfolk town line, the application could affect Norfolk residents and they should be heard.

Approval of minutes:

Minutes from the June 10, 2019 regular meeting were presented and Jim M. made a motion, seconded by Chuck to approve the minutes. The motion to approve was unanimous.

Minutes from the July 17, 2019 special meeting were presented and Jim B. made a motion seconded by Ed A. to approve the minutes. Both Jim M. and Chuck abstained from the vote. The motion to approve was unanimous.

Public comment:

Peter Herbst, representing Positive Ground LLC, dba Norbrook Farm Brewery, introduced himself.

The following spoke regarding Norbrook Farm Brewery;

Jerry Rathbun of Sandy Brook Rd.

Kim Scharnberg of 197 Stillman Hill Rd.

George Neal of Shantry Rd.
Gerry Kassel of Old North Rd.
Terry Kenneson of Deer Hill Rd.
Larry Hannfin of Norfolk
Gwynn Griffin of 197 Stillman Hill Rd.
Amy Growclad of 143 Stillman Hill Rd.
Chris Johnstone Selectman, of Deer Hill Rd.
Steve Quinn of 71 Pine Rd.

Ed L. asked that three emails also be read into the minutes by the ZEO;

An email from Ray Winn.
An email from Cassie Sheffield.
An email from Bruce Weinstein.

New Business:

An application #19-017 was presented by Will Sweeney of 3&9 Robertsville Rd. for Excavation of Earth Materials, Article XII. The Commission reviewed the application and deemed it to be sufficiently complete. A motion was made by Jim M. and seconded by Chuck to accept the application and schedule a public hearing for September 9, 2019 at 6:35 pm. The motion was approved unanimously.

Old Business:

There was a continuation from last month of application #19-010, Site Plan approval for Norbrook Farm Brewery, Positive Ground LLC at 204 Stillman Hill Rd.

Chuck asked for confirmation of the occupancy letter received from Marc Melanson, Colebrook Fire Marshall. This email was received on July 29 and entered into the record.

Attorney Peter Herbst then spoke and also introduced Norbrook Farm Brewery team Martin Connor, planning consultant, Tom O'Neil, corporate counsel for Positive Ground LLC, and Todd Parsons of Lenard Engineering.

Todd presented and discussed the site plan at the time of initial approval in 2017 and then at the time of the issuance of the C of O on September 24, 2018. He then discussed the current conditions from the June 13, 2019 Existing Conditions Plan and also included an updated plan dated June 24, 2019. Todd then spoke of the lighting along the driveway referring to his narrative of installing dimmers on the first two street lights coming in from Stillman Hill, and also shielding the light that illuminates the wagon sign. He added that these now comply with the low to medium use

guidelines in the Colebrook lighting regulations. The Commission asked that dimmers be installed on the first five street lights going to the Brewery and it was agreed by Todd to do it. Todd is also making an application to the State for guide signs off premises.

Jim M. made a motion to approve the site plan but was not seconded as there was more to be discussed regarding the plan, including the Mezzanine and patio area.

After more discussion Jim M. made a motion seconded by Chuck, to approve the Site Plan application with the one change being the five street lights as shown on the Existing Conditions Plan dated June 13, 2019 (drawing 1 of 2) having dimmers installed. The motion to approve application #19-010 was unanimous.

ZEO report:

See attached.

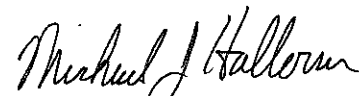
There was further discussion regarding the hours of operation sign the Commission had told Norbrook to take down and was then put back up. The ZEO was told to review the regulations and notify Norbrook with decision.

Bills and correspondence:

Invoice # 1602 from Planimetrics was submitted for work on the regulation updates. The CFPZA quarterly newsletter was reviewed.

Chuck passed out information regarding floating zones and overlay zones and would like to discuss this further with Glenn Chalder.

There being no other business, Jim M. made a motion seconded by Chuck to adjourn the meeting. The motion to adjourn at 7:53 pm was unanimous.


Michael J. Halloran

Zoning Officers Report 2019

Permits

February

19-001 Neil Haggard 258 Smith Hill Rd. accessory structure 3.9 shed (Approved)

March

19-002 Richard Marchesseault 320 Colebrook River Rd. retail store 3.9 (Approved)

April

19-003 Dan Green for Catherine Gevers 85 Bunnell St. accessory structure 3.9 greenhouse (Approved)

19-004 Todd Correll 48 Flagg Hill Rd. accessory structure, 3.9 garage (Approved)

19-005 Tim Brainard for 315 Colebrook River Rd. Automobile and Boat sales 3.9 (Accepted)(Approved)

May

19-006 Paul and Linda Orłowski 77 Prock Hill Rd. accessory structure 3.9 shed (Approved)

19-050 ZBA Michael Hepburn 16 Old Creamery Rd. 4.5 Minimum lot setback (Accepted)(Approved)

19-007 T&A Industries for Robert Bess 64 Bunnell St. accessory structure, deck 3.9 (Approved)

June

19-008 Gerald Meskun 31 Cobb City Rd. accessory structure 3.9 shed (Approved)

19-009 Timothy Brainard 315 Colebrook River Rd. ZBA Location approval (Accepted)(Approved)

19-010 John Auclair, Norbrook Farm Brewery 204 Stillman Hill Rd. Site Plan approval documenting as-built conditions (Accepted)

19-011 Stan Pollack for Ken Nardine 109 Prock Hill Rd. 3.9 porch (Approved)

July

19-012 Bob Sirchia for Jim Rossman 30 Phelps Rd. addition to barn 3.9 (Approved)

19-013 Melissa Cook Candela 462 Smith Hill Rd. 3.9 accessory structure shed (Approved)

19-014 Dean and Tabitha Barth for 33 Bohun Rd. single family dwelling (Approved)

19-015 Nicole and Dan Kilduff 9 Millbrook Rd 3.9 accessory structure barn (Approved)

19-016 Lifeway Mobility for Sandra Bengé 467 Colebrook Rd. 3.9 accessory structure handicap ramp (Approved)

19-017 William Sweeney 3 Robertsville Rd. Article XII Excavation of Earth Materials (Accepted)

August

19-018 Momentum Solar for Eric Roberts 50 Eno Hill Rd. 3.9 Accessory structure Solar ground mounted (Approved)

Enforcements and actions

April

Letter to John Auclair 204 Stillman Hill Rd.

July

Notice of Violation 204 Stillman Hill Rd. John Auclair Norbrook Farm Brewery