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Town of Colebrook
Planning and Zoning Commission
August 13, 2018 Colebrook Town Hall
6:30 pm Regular Meeting
Minutes

COLEBROOK TOWN CLERK

Present: Regular members were Chairman Ed Lord, Ed Allen, Chuck Buchanan, Jim Millar, Jim Bickford, as well as alternate member Jane Vasaturo. ZEO Michael Halloran and Land use Attorney David Cusick sat at the table also.

Chairman Ed Lord called the meeting to order at 6:30 and a quorum was established.

Agenda review:

Jim B. made a motion, seconded by Jim M. to move ZEO monthly report to New Business. The motion to approve was unanimous.

Approval of Minutes:

Minutes from July 9, 2018 regular meeting were presented. Ed A. made a motion, seconded by Chuck, to approve minutes as amended. The vote to approve was unanimous. Jim M. abstained from voting.

New Business:

The ZEO presented several complaints from neighbors regarding 258 Smith Hill Rd. on property now owned by Neil Haggard. The Commission reviewed the regulations for temporary mobile homes or trailers on a property during construction. One of the complaints was in regulation 5.6A "valid permit" meant building permit. Commission was in total agreement that "valid permit" meant zoning permit. Jim B. suggested that definitions in zoning regulations should include "permit". Another concern was (5.6) "A single mobile home or trailer may be placed.....". The ZEO reviewed previous regulations and found the first mention of "mobile homes and trailers" in 1965 Colebrook regs. After reading definitions of both, Commission agreed that both referred to a trailer or mobile home you sleep in. The other trailers on the property are registered and allowed. The Commission members were all in agreement that the property owner is fully compliant.

The second discussion involved Michael Parent of 244D Colebrook River Rd. The ZEO has sent two letters regarding possible violation of living in a

non-permitted trailer on the property with no septic or water. ZEO will follow up on concerns. FVHD is aware also of the situation.

Old Business:

Continuation of discussion regarding 337 Colebrook River Rd. There was a brief review of last months meeting including what Karen Nelson Griswald and Fletcher Smith may have discussed regarding grandfathering and processing of materials. Attorney Cusick then discussed "parcels of land" and expansion of nonconformities. He sighted several cases which did not allow expansion of a nonconformity to another parcel. It was also noted that Connecticut has not adopted a natural expansion doctrine. The Commission reviewed a progress plan from Robert Green, dated April 16, 2018 and wetlands minutes from 6/19/18 with Mr. Green confirming that all of the gravel operation has taken place in parcel two. Parcel two is a ten acre parcel in the deed. There was concern of setting precedent if there was no deed of merger. It was also noted that test bores were only done on one parcel. Dave Cusick will write a motion for the next meeting.

Action Item:

For next meeting Commission will view clip from 6/19 wetlands meeting to get verbatim quote regarding parcel and Attorney Cusick will draft a motion for possible vote.

There being no other business, a motion by Jim M., seconded by Chuck, to adjourn the meeting was made. The motion was approved unanimously. The meeting was adjourned at 8:03p.m.


Michael G. Halloran