

RECEIVED

SEP 12 2019

COLEBROOK TOWN CLERK

Town of Colebrook
Planning and Zoning Commission
September 9, 2019 Colebrook Town Hall
6:30 pm Regular Meeting
Minutes

Present: Regular members were Chairman Ed Lord, Vice Chairman Jim Bickford, Ed Allen, Chuck Buchanan, Jim Millar, along with alternate member Jane Vasaturo. ZEO Michael Halloran was present.

Ed L. called the meeting to order at 6:29 pm, and a quorum was established.

Approval of minutes:

Minutes from the August 12, 2019 regular meeting were presented and Jim B. made a motion, seconded by Jim M. to approve the minutes. The motion to approve was unanimous.

New Business:

Public Hearing 6:35 pm; An application #19-017 presented by Will Sweeney of 3&9 Robertsville Rd. for Excavation of Earth Materials, Article XII. Ed L. read the legal notice into the minutes and a roll call was done with the five regular members sitting for the hearing. Mr. Sweeney returned four receipts of notification and the ZEO confirmed that six letters had gone out to adjacent property owners. The ZEO noted that three abutting property owners called regarding the notifications sent and had no complaints to the proposal.

The Commission confirmed that a sand and gravel operation had previously been approved in the late 1980's on the same site. The plan calls for and Will confirmed the excavation of 3,240 yards of material from the proposed site. He also confirmed there would be no drainage issues and no blasting on the site. Will also stated on the record he would adhere to all conditions for earth excavation.

A letter was read stating that the Colebrook Inland Wetlands agent had reviewed the application and that there were no wetlands soils within 100' of the proposed work, and therefore no wetlands permit was required.

The meeting was opened to the floor and Tom Bell of 2 Robertsville road asked Will if he was going to be selling to the public to which Mr. Sweeney stated the materials will only be used for jobs that he does and the property will not be opened to the public. Carrie Bell of the same address

questioned if the driveway was legal, (it was on the approved 1980's plan) and she was also concerned about dust from the site. Will stated he would sweep the blacktop portion of the driveway or water it when he is removing materials from the site. There were several other questions asked that weren't regarding the application.

There being no other questions and no other information sought, Jim M. made a motion seconded by Chuck to close the Public Hearing. The motion to close was approved unanimously at 7:02 pm.

Jim M. moved to approve the application and this was seconded by Ed A. A short discussion ensued regarding the conditions of approval

1. Standards and conditions of Article XII, excavation of earth materials, section 12.5 approvals, shall be followed and adhered to. Permit shall expire two years from date of issuance.

2. Site plan must be in accordance with maps prepared by Wolff Engineering dated 6/13/2019.

3. No earth materials will be sold on site.

4. The blacktop driveway shall be maintained at entrance to property and either swept or watered to control dust as well as practicable.

5. A \$3,000.00 cash bond shall be held by the Town of Colebrook until all work has been completed and applicant adheres to 12.5Q of the Colebrook Earth Excavation regulation.

At this time the vote to approve was unanimous.

Next on the agenda was application #19-021, Janet and Ron Spencer of 579 Colebrook Rd for Village District review. The application was basically complete except that FVHD had not yet signed off. Jim B. was concerned about this based on past experiences. After further discussion Ed A. made a motion seconded by Chuck to accept the application and schedule the Public Hearing for the next scheduled meeting at 6:35 pm. The motion passed unanimously.

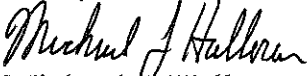
Old Business:

Discussion took place regarding the possibility of adding language for food trucks to the regulations. Evidently the Selectman had been working on a food truck ordinance and now wish to meet with the Commission to discuss a regulation instead. The Commission will speak with the Land Use Attorney.

ZEO report:
See attached.

There was a request from Norbrook Farm Brewery for an Extension of Use on the property. Michael Halloran read a letter that he will mail to Norbrook with his response.

There being no other business, Ed A. made a motion seconded by Jim M. to adjourn the meeting. The motion to adjourn at 7:52 pm was unanimous.


Michael J. Halloran
ZEO

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 Orlowski 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)

19-019 Scott Swimming Pool inc. for Kathleen Kelley 563 Colebrook Rd. Swimming pool 3.5 (Approved)

19-100 CHDC Kathleen Kelley Certificate of Appropriateness (Accepted)(Approved CHDC)

19-020 Bill Campbell for Bacardi 2 Prock Hill Rd. Accessory structures 3.9 (Approved)

September

19-021 Ron and Janet Spencer 579 Colebrook Rd. Village District Review 3.4 (Accepted)

19-022 Wayne Dove 117 Sandy Brook Rd. Accessory structure carport 3.9 (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

September

Letter of violation to Michael Landi 23 Prock Hill Rd.