

JUL 10 2018

Town of Colebrook
Planning and Zoning Commission
June 11, 2018 Colebrook Town Hall
6:30 pm Regular Meeting

COLEBROOK TOWN CLERK

Minutes

Amended 7/9/18

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

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

Approval of Minutes:

Minutes from May 14, 2018 were presented.

Ed Allen made a motion, seconded by Chuck, to approve minutes. Jim Bickford abstained from voting. The vote to approve was unanimous.

An email from Mark Caufield was read into the minutes that he was no longer a Colebrook resident and resigned his position. It was noted he will be missed and the Commission accepted his resignation.

Old Business:

Discussion began again regarding 337 Colebrook River Rd. Ed Lord made it clear that the Commission would discuss and review all of the information they had received, first. The Commission had reviewed the packet that they had all received. There was much focus on information that has been received in the last several months which was not given to the Commission in 2011. There were questions raised whether there had ever been any gravel operations based on photos and letters from family members who had actually lived on the property.

Attorney Grimes contested any decision, as he felt it was not procedurally correct to discuss anything prior to his presentation. He then passed out and read ten exhibits, which will be put into the record.

Karen Nelson spoke next on how she indicated that she remembered quite clearly the history and decision she had made in 2011. She then spoke about jobs she had overseen for the Town of Colebrook, and gave her opinion and

interpretation of what transpired in 2011. Several questions were asked of Karen by the Commission.

Attorney Grimes stated that Fletcher and Pete are working with the Colebrook Inland Wetlands Agency to become compliant and is also working with the DEEP and ACOE to become compliant with the Notice of Violations. He stated that his clients are not going to violate any orders. He also presented a second packet for the Commission, which upon review included 26 pages of Colebrook agendas and minutes, and deeds of the property at 337 Colebrook River Rd. There were also three photos of current and former excavation sites in Colebrook.

Attorney Cusick discussed the three parcels that currently and historically are the lots that make up the property and will do more research into expansion onto other parcels. He also noted that, even though grandfathered, gravel banks can be regulated, including hours of operation, noise, safety, and remediation after completion of excavating. This includes slope stabilization and setbacks from property lines. Attorney Cusick asked that everyone review his opinion letter of October 3, 2017.

It was decided that the Commission will meet again next month to discuss this issue further.

ZEO Monthly Report:

Michael Halloran said there were 3 permits applied for and approved.

There being no other business, a motion by Ed Allen, seconded by Jim Millar, to adjourn the meeting was made. The motion was approved unanimously. The meeting was adjourned at 8:40p.m.

Michael J. Halloran

Zoning Officers Report
2018

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COLEBROOK TOWN CLERK

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)

April

18-007 593 Colebrook Rd. Gray for Melas-Kyriaza 3.9 Accessory Structure (Approved)

18-008 82 Fritz Rd. Bobriwka Inc. 3.9 Accessory Structures (2) (Approved)

18-009 99 Cobb City Rd. Charles Korz 3.9 Accessory Structures (Approved)

May

18-010 181 Bunnel St. Frank Warner 3.9 Accessory Structure Porch (Approved)

18-011 106 Pinney St. Michael Gagnon 3.9 Accessory Structure Sunroom (Approved)

18-012 8 Shantry Rd. Rick Berneike for Penny White 3.9 Accessory Structure Garage (Approved)

June

18-013 258 Smith Hill Rd. Neil Haggard 3.9 Accessory Structure and New Home (Approved)

18-014 150 Winsted Norfolk Rd. Taryn Whitford 5.8 Pool (Approved)

Enforcements and actions

June

Letter to Michael Parent 244D Colebrook River Rd.

Letter to Isabel Bull 114 Riverton Rd.