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**Town of Colebrook
Planning & Zoning Commission**

Motion to amend Colebrook's Zoning Regulations in accordance with section 16.1 thereof:

A new Special Business zone ("SB zone") shall be created to include all properties currently abutting Route 182 between the intersection with Route 183 and the Norfolk/Colebrook town line. The entirety of such properties, as depicted on the Assessor's maps, shall be included in the SB zone, excluding those segments that are part of a Flood Hazard Overlay Zone or a Village District. All the uses that are permitted in a General Business zone shall be permitted in the SB zone. Each such business use shall be approved in accordance with the process for Special Exceptions described in article VIII of the regulations. Uses permitted in the R-2 zone shall also be permitted in the SB zone, subject to the regulations applicable to the R-2 zone.

February 11, 2019