

TOWN OF COLEBROOK
PLANNING & ZONING COMMISSION
Monday, May 10, 2021 – 6:30 PM
Colebrook Town Hall
ZOOM Virtual Meeting

Regular Meeting Minutes

Agenda Item 1. Call to Order

Chairman, Charles Buchannan called the May 10, 2021 Regular Meeting of the Colebrook Planning and Zoning Commission to order at 6:34 PM.

Agenda Item 2. Roll Call

Regular members of the Commission present: Charles Buchannan, John X. Fernandez, Martha Neal, Will Sweeney

Regular Member absent: Scott Norton

Alternate Member Present: Kevin Robichaud (seated for Mr. Norton)

Also present, Glenn Chalder, Planimetrics; Jim Bickford, Marc Melanson (ZEO)

Agenda Item 3. Agenda review

We moved **Agenda Item 6** to allow to the number three spot on the agenda. This allowed Mr. Chalder to address outstanding questions and concerns about the updated Zoning Regulations of May 4, 2021, Edition. Mrs. Neal moved to accept the Agenda adjustment and Mr. Fernandez seconded the motion. Discussion followed.

There were six items listed for discussion as presented by Mr. Buchanan. Mr. Chalder addressed all six questions/concerns to the satisfaction of the Commissioners. The discussion did not prompt any changes to the May 4, 2021, Zoning Regulations, Edition.

The Commission agreed to schedule a Public Hearing on the new regulations. Mr. Melanson agreed to submit the proposed regulations to the Northwest Hill Council Of Governments (NHCOG). The newly Proposed Zoning Regulations would need to be posted thirty-five days before a hearing/public meeting could convene.

A motion to schedule the proposed Zoning Regulations of May 4, 2021, Edition, on June 14th, 2021, was made by Mrs. Neal and seconded by Mr. Robichaud. The proposal was unanimously accepted.

Agenda Item 4. Old Business

No old business

Agenda Item 5. New Business

No New Business

Agenda Item 6. Proposed Zoning Regs (Moved to Item 3)

Agenda Item 7. Approval of Minutes

Mrs. Neal moved to accept the Regular Meeting Minutes of April 12, 2021 as presented. Mr. Sweeney seconded and the motion; the motion was unanimously accepted.

Agenda Item 8. ZEO report/ Discussion with ZEO

Mr. Melanson noted that Norbrook Brewery has requested a special permit to sell the product of other breweries.

Mr. Melanson also mentioned that food trucks at Norbrook Brewery, per the Governor's ruling, will no longer be permitted after May 19th. This the P & Z Commission can address this issue once the new P & Z Regulations are adapted/accepted.

Agenda Item 9. Bills and communications

We had a bill from Planimetrics and the town attorney. Nothing out of the ordinary.

Mr. Melanson recommended that the P & Z Commission retain the law firm of Halloran and Sage as our attorney of record for the foreseeable future. All agreed that this was a wise recommendation and accepted the suggestion.

Agenda Item 10. Other Business

Mr. Buchanan stated that if the State legislature passes an Affordable Housing Act the P & Z Commissioners would be obligated attend six to eight hours of training on the subject of administering Affordable Housing programs.

Agenda Item 11. Adjournment

Mrs. Neal moved to end the meeting Mr. Fernandez seconded the motion. All agreed without discussion and the meeting adjourned at 7:12 PM.

Respectfully submitted,

John X. Fernandez