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TOWN OF COLEBROOK
PLANNING & ZONING COMMISSION

Monday, April 12, 2021 – 6:30 PM
Colebrook Town Hall
ZOOM Virtual Meeting

MAY 03 2021

COLEBROOK TOWN CLERK

Regular Meeting Minutes

Agenda Item 1. Call to Order

Chairman Charles Buchanan called the April 12, 2021 Regular Meeting of the Colebrook Planning and Zoning Commission to order promptly at 6:30 PM

Agenda Item 2. Roll Call

Regular members of the Commission were: Charles Buchanan, John X. Fernandez, Martha Neal, Scott Norton, Will Sweeney

Alternate Member Present: Kevin Robichaud

Also present, Glenn Chalder, Ed Lord and Jim Bickford; Marc Melanson (ZEO)

Agenda Item 3. Agenda review

The agenda was reviewed, and no-changes necessary.

Agenda Item 4. Old Business

There was no old business to bring before the Commission.

Agenda Item 5. New Business

There was no New Business to bring before the Commission.

Agenda Item 6. Proposed Zoning Regs

Mr. Buchanan began this section by stating that he had hoped everyone had the opportunity to review the Livestock Guidance Book and Planning for Agriculture guidelines issued by the State.

Mr. Buchanan expressed a concern that we may be overthinking the areas of farming and livestock. He proposed when we get to this section of the discussion, we should seriously consider deferring to guidelines issued by the State.

Mr. Chalder proposed we review the comments received on the draft Zoning Regulations and Zoning Map during the public hearing period.

Mr. Chalder drafted a document (attached below) with thirty different comments, questions, that wished to be addressed. Mr. Chalder explained that in his document a

Green Check next to a related question was already corrected. These were primarily spelling errors, or simple clarifications.

Discussion ensued on the thirty items listed by Mr. Chalder and the section of the Zoning Regulations where the concerns were to be found:

Items 1-4 *GENERAL and WORDS AND TERMS*

No action required.

Item 5. *BASIC ZONING DISTRICTS*

Someone would like to be buried on their property.

Mr. Bickford pointed out that all of the issues discussed: pollution; legal concerns; property values, etc., open a host of problems that cannot be answered at this stage.

Property owner would need to get State approval and a Special Permit from the Town with permission for Special Use of Property. The Zoning Regulations would remain silent on this issue.

Item 6. Property owner wanting to know why building a simple cabin for seasonal use was eliminated from the P & Z Regulations. Glenn explained that this is not within the purview of the P & Z Commission and that the property owner would need to get permission from the State Health Department.

Item 7. This has to do with deleting language that speaks to bathrooms, parking and refuse from three different locations in the document as these items are do not require a permit and will not be inspected. All agreed to the recommendation of removing said language.

Item 8. Discussion regarding regulations for farm animals and farming. Mr. Buchanan encouraged us to not attempt to regulate this area as we are not farmers, but to adopt the State guidelines as set forth by the Department of Agriculture & The Right to Farm Ordinance. All agreed and as a result, Mr. Chalder will amend page 55 Section 5 A.. We will retain lines 1 & 2 and Mr. Chalder will provide language for line 3. All other language and chart will be removed.

Item 9. These was a language correction presented by Mrs. Neal. No action required.

Item 10. The question had to do with why a contractor shop and storage was listed in two different locations. The distinction was that it had principle use on page 28 and accessory use on page 30. It was left as written.

Item 11. *Special Districts*

This was a question about flood insurance and Mr. Chalder stated that this is governed by Federal Flood Control and not by local districts.

Item 12. Addressed in Item 8 as we defer to State guidelines.

Item 13. Addressed in Item 8 as we defer to State guidelines.

Item 14. Addressed in Item 8 as we defer to State guidelines.

Item 15. No action required.

Item 16. No action required

Item 17. Item left as written.

Item 18. Item left as written.

Item 19. We discussed removal of "room occupancy" and were in favor of this action.

Item 20. Question was asked as to why we need to have an insurance certificate for short term rental. It was determined to be part of the permitting process and was left as written.

Item 21. No action required.

Item 22. No action required.

Item 23. No action required.

Item 24. Lighting guidelines follow American Flag Act.

Item 25. No action required.

Item 26. No action required.

Item 27. No action required.

Item 28. No action required.

Item 29. No action required.

Item 30. No action required.

Next Steps: Redraft and submit regulations to First Selectman and Town Attorney for comment.

Agenda Item 7. Approval of Minutes

Mrs. Neal made the motion to accept the March 8, 2021 minutes as presented. The motion was seconded by Mr. Fernandez.

There was no discussion on the motion. The motion passed unanimously.

Agenda Item 8. ZEO report/Discussion with ZEO

ZEO looking into affordable housing options. In discussion with First Selectman regarding funding.

Agenda Item 9. Bills and Communication

No action required in this section of the agenda.

Agenda Item 10. Adjournment

Motion to adjourn by Mrs. Neal. Seconded by Mr. Norton. There was no discussion on the motion. The motion passed unanimously.

Meeting adjourned at 7:49pm

Note: Meeting was recorded via ZOOM.

Respectfully submitted by:

A handwritten signature in black ink, appearing to be 'John X. Fernandez', with a long horizontal line extending to the right.

John X. Fernandez