

Town of Colebrook

PLANNING & ZONING COMMISSION

MONDAY TUESDAY JUNE 15, 2021, 6:30P.M.

COLEBROOK CONSOLIDATED SCHOOL MULTI-PURPOSE ROOM

PUBLIC HEARING MINUTES

1. Call to Order

Chairman Chuck Buchanan called the Public Hearing to order at 6:32 P.M.

2. Roll Call

Regular Members present: Chairman Charles Buchanan, Scott Norton, Martha Neal, William Sweeney

Alternate Members present: Kevin Robichaud

Members of the commission absent: John Fernandez

Others present: ZEO Marc Melanson

3. Public Hearing

Chairman Charles Buchanan read the legal notice, and then took a moment to thank Karen Odell for taking minutes, Debra McKeon and Sherri Gray for serving as timers. He also gave recognition to Commission members: Vice chair John Fernandez, Secretary Scott Norton, Martha Neal, William Sweeney, ZEO Marc Melanson, former chair Edward Lord, former Vice chair James Bickford. Also, former members Ed Allen, Jane Vasaturo and former ZEO Michael Halloran as well as Glenn Chalder from Planimetrics for all their hard work over the last year and a half working on these new regulations.

Glenn Chalder introduced himself as a planning and zoning consultant from Planimetrics and gave his presentation on the new regulations. He explained the purpose of re-writing the regulations is to clarify terms and reorganize to make more user friendly.

Charles Buchanan explained the ground rules of the hearing. Speakers must state their name and address and will have a 3 minute time limit with discussion of Zoning Regulations ONLY, other issues can be brought to the regular monthly meeting.

Correspondence was read by Charles Buchanan. First was from the Northwest Hills Council of Governments (NWCOG) stating there was no known conflict. (attached)

Second was a letter of support from Christopher Johnstone, Colebrook Selectman.(attached)

Martin J. Connor then introduced himself as an AICP, Planning Consultant and employee of Norbrook Brewery. Martin read his letter of support, which was cut short by the

timers. Chairman Buchanan then asked for any other public comments. There were none so Martin J. Connor was allowed to finish his letter of support. (letter attached) Chairman Buchanan then asked a second time if there was any further public comment to which there was no response.

A motion was made by Martha Neal at 6:55 P.M. to close the public hearing, seconded by Scott Norton. There was no discussion on the motion. The motion passed unanimously.

The board will discuss and vote.

After brief discussion, a motion was made by Martha Neal to accept the new regulations, the motion was seconded by Scott Norton. Discussion on the motion was to have the regulations effective July 11, 2021. The motion passed unanimously.

A motion was made by Scott Norton, seconded by Martha Neal to adjourn the meeting at 7:03 P.M. There was no discussion on the motion. The motion passed unanimously.

Respectfully Submitted.

Karen Odell



REFERRAL RESPONSE

Initiating Municipality: Colebrook Zoning Regulation/Map Amendment
Date Received: 5/12/21 Subdivision
Public Hearing Date: 6/14/20 Town Plan Update

Neighboring municipalities in NHCOC region: Barkhamsted, Winchester, & Norfolk

Summary of proposed changes:

The proposed amendments of Colebrook's Zoning Regulations involve a comprehensive re-organization.

COMMENTS: NHCOC staff has reviewed this referral and finds no apparent conflict with regional plans and policies or the known concerns of neighboring towns.

CC: This referral response will be sent to the Land Use Administrator and Chief Elected Official in each of the neighboring towns listed above.

QUESTIONS: Questions concerning this referral should be directed to Janell Mullen, NHCOC.

Chris Johnstone
7 Deer Hill Road
Colebrook, CT 06021

10 June 2021

Subject: Zoning Regulations

To: Chairman,
Colebrook Planning & Zoning Commission

Regretfully, I am not able to attend the public hearing this evening regarding the newly revised zoning regulations that are being presented for public comment.

I want to commend the current and former members of the planning and zoning commission for their diligence in drafting these regulations. This new draft represents many hours of hard work and countless meetings that our members have spent working on new regulations. Beginning with the first page and continuing to the last, they have revised, re-written and added new language that I believe best serves the community of Colebrook. Our members also enlisted professional help to guide them through this process. Therefore, I want to recognize Glen Chalder from Planimetrics, Inc., for all of the advice and assistance that he provided during this process. This was not an easy task and was an evolving process that took approximately a year and a half to complete. I want to mention that this is a volunteer board, and they should be commended for all of the work that they have done.

I hope that all of the members of our community have taken the time to read and review this new draft of the proposed regulations. As you will note they are very thorough and unlike our current regulation they are very easy to read and understand. They cover the regulatory basics of the regulation, words and terms, basic zoning districts, special districts, include use-related provisions, standards, special provisions and conclude with procedures to follow for compliance with the regulations.

I strongly urge all of you in attendance tonight to join me in supporting and casting your voice of approval for this new set of regulations.

Respectfully,

Chris Johnstone,
Selectman
Colebrook, CT

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June 14, 2021

Chuck Buchanan, Chairman
Planning & Zoning Commission
Town of Colebrook
567 Colebrook Rd.
Colebrook, CT 06021

Re: Draft Amendments to the Colebrook Zoning Regulations dated May 4, 2021

Dear Chairman Buchanan and Planning & Zoning Members:

I am writing in support of the proposed amendments to the Colebrook Zoning Regulations on behalf of my clients, John and Randy Auclair, Norbrook Farm Brewery, 204 Stillman Hill Rd., Colebrook, CT. We have reviewed the "Proposed comprehensive reorganization and revisions to the Colebrook Zoning Regulations," dated May 4, 2021. The proposed Regulations have been reorganized to make them much easier to read and many inconsistencies have been eliminated. More importantly many of these proposed changes are essential to the continued operation and future success of the Norbrook Farm Brewery, now one of the top five taxpayers in Colebrook. Of major importance to Norbrook's continuing operation and future success are the following text amendments:

1. Section 3 A.1 that allows by Special Exception more than one principal use in the R-2 Districts. B
2. An updated Section 5.K. Farm Brewery / Farm Winery / Farm Distillery. Many of the proposed Text Changes in this Section of the Regulations were products of our workshop meetings with the Commission where these text amendments were discussed.
3. Of key importance to my clients are changes to Section 5.K.2, food service as an accessory use. In particular, the ability to apply for the use of food trucks to serve patrons.
4. New Section 5.K.3 to allow indoor and/or outdoor recreational uses for patrons as an accessory use as part of the original a special exception or modification. Besides the Farm Brewery, it is essential that recreational uses be allowed on their property. It should be noted that John and Randy Auclair have received the CT Greenway Council's 2021 Greenways award for their hiking and biking recreational trails that have been created on their property for the public to enjoy.

5. New Section 5.K.4. that allows special outdoor events such as charity events, parties, class reunions, and weddings as an accessory use as part of the original special exception or as a modification.
6. New Section 5.K.5. that allows as part of the original special exception or modification the sales of other Connecticut produced alcoholic beverages including wine and distilled spirits.
7. New Section 5.K.6. that allows as part of the original special exception or modification indoor and/or music for patrons of the facility.

We hope that you will approve these important amendments to the Zoning Regulations as soon as possible. These proposed revisions to Section 5.K. will allow Norbrook Farm Brewery to apply for the necessary modifications to their original Special Exception approval that will be key to their continuing operation and future success. An article appearing in the CT Post on June 14, 2021, indicates that Connecticut craft beer industry has a 2.9-billion-dollar impact on the State's economy. The craft beer industry is a driving force in the Connecticut economy and has contributed 17,892 jobs with professions ranging from careers in agriculture to retail jobs inside of breweries. These proposed Regulation revisions will allow Norbrook Farm Brewery the opportunity to grow the business aiding the Colebrook, regional and state economies.

Sincerely yours,

Martin J. Connor

Martin J. Connor, AICP