

TOWN OF COLEBROOK

PLANNING & ZONING COMMISSION

Monday, May 9, 2022 - 6:30pm

Colebrook Consolidated School

Regular Meeting Minutes

Agenda Item 1. Call to Order

Chairman, Martha Neal called the May 9, 2022, Regular Meeting of the Colebrook Planning and Zoning Commission to order at 6:30pm.

Agenda Item 2. Roll Call

Regular Members of the Commission present: Martha Neal, Jennifer LaRocque, William Sweeney, John Fernandez, Kevin Robichard

Regular Member Absent: None

Alternate Members Present: David Goulet, Duncan McClave

Alternate Members Absent: None

Also present: Marc Melanson (ZEO), Matthew Willis (Colebrook Town Attorney)

Agenda Item 3. Agenda Review

Mrs. Neal proposed to moved agenda item 4 to the end of the meeting. Mr. Fernandez moved to accept this proposal and Mr. Robichard seconded the motion; the motion was unanimously accepted.

Agenda Item 5. Old Business

None

Agenda Item 6. Approval of Minutes

Mr. McClave moved to accept the Regular Meeting Minutes of April 11, 2022, as presented. Mr. Sweeney seconded the motion; the motion was unanimously accepted.

Agenda Item 7: ZEO Report / Discussion with ZEO

No report

Agenda Item 8: Bills and Communications

Housing Steering Committee held a Zoom informational meeting on April 25, 2022, and an in person informational meeting on May 5, 2022, at the Colebrook Senior Center.

Agenda Item 9: Other Business

No new business

Mr. Robichard moved to suspend the regular meeting until 7pm. Mr. Fernandez seconded the motion; the motion was unanimously accepted.

Chairman, Martha Neal called the May 9, 2022, Regular Meeting of the Colebrook Planning and Zoning Commission back to order at 7:00pm.

Agenda Item 4. Public Hearing

PZC Application #22-02 Applicant: Norbrook Brewery

Reading of public hearing notice for PZC Application #22-002 Special Exception by Mrs. Neal.

PZC regular member William Sweeney recused himself from the commission as it relates to PZC Application #22-02. Alternate David Goulet was seated in place of William Sweeney.

Presentation of PZC Application # 22-02 by Todd Parsons of Lenard Engineering, Inc. Inland and Wetlands Commission approval has been obtained. Farmington Valley Health District approval has been obtained. Movement of the lot line has been approved by the Farmington Valley Health District.

Presentation of Traffic Impact Report by Scott Hesketh of F.A. Hesketh & Associates, Inc. Report states that the local roadway network has sufficient capacity to accommodate the increase in traffic related to PZC Application #22-02.

Martin J. Connor, AICP, Planning Consultant for Norbrook Farm Brewery letter submitted and spoke in support of PZC Application #22-02. Mr. Connor's professional opinion is that PZC Application #22-02 meets the specific and general requirements for Special Exception approval.

Mrs. Neal opened the floor to questions from the members of the PZC Commission.

Commission member Mr. Fernandez asked for clarification of the limits of where alcohol as well what type of spirits can be served as it relates to the Extension of Use Plan. Mr. Fernandez also asked for clarification of how enforcement of the regulation would be monitored. Mr. Parsons states that beer as well as wine and spirits, sold at Norbrook Brewery, would be a part of the Extension of Use Plan. Mr. Parsons stated, if allowed, a golf cart would be used on the property to monitor compliance as well as sell beer.

Commission member Mr. Goulet asked if the pavilion would be replacing the tent. Mr. Parsons stated that the pavilion will not replace the tent.

Commission member Mr. Fernandez asked for clarification on operational hours, for both retail and wholesale hours. Mr. Parsons stated the retail side would be open no later than 10pm. Mr. Parsons stated the wholesale hours/days would not change from current use, which starts at 6am.

Commission member Mrs. LaRocque asked for clarification of operational hours as it relates to the referenced Beer Manufacturer's License. Mr. Parsons stated the opening time would remain 12pm and be open no later than 10pm.

Commission member Mr. Fernandez asked for clarification related to the outdoor music component of the application and how the sound level will be monitored. Mr. Parsons stated there would be compliance with the State of Connecticut sound ordinances.

Commission member Mrs. LaRocque asked for clarification of limited service in the remote parking area related to sewage management. Mr. Parsons stated that portable sanitation services are available.

Commission member Mrs. Neal asked for clarification of the Harvest Host reservation process and number of spots. Mr. Parsons confirmed that reservations are required and there is no plan to have more than 4 sites.

Commission member Mrs. LaRocque asked if there will be additional lighting installed in the remote parking area. Mr. Parsons confirmed that there will be no additional lighting in the remote parking area and events in that area will not go past dark.

Commission member Mrs. Neal asked if there are fire pits in the remote parking area. Mr. Parsons believes that there are no fire pits in the remote parking area.

Commission member John Fernandez asked for clarification of exceptions for tasting room hours. Mr. Parsons confirmed that the “exceptions”, relates to an existing approval of allowing to be open beyond normal hours/days, 15 times per year.

Commission member Marc Melanson asked if mountain bike races would take place on the mountain bike trails. Mr. Parsons stated that races may take place occasionally.

Mrs. Neal opened commenting to the public. Speakers must give their name, address, and will have a three-minute time limit to speak.

Mrs. Neal read a letter from town resident Todd Hiller at 286 Smith Hill Road, submitted to the PZC commission. Mr. Hiller supports the Norbrook Brewery and believes it is a positive addition to Colebrook, both as a business and for the tax base.

Stevie Holland at 99 Phelps Road. Mrs. Holland is concerned about traffic impact, expansion of additional hours, and the extension of use plan for alcohol consumption.

Kim Scharnberg at 197 Stillman Hill Road. Mr. Scharnberg is concerned about outdoor music volume and would like to see the decibel level and playing hours regulated.

Katharine Kittredge at 87 Sandy Brook Road. Ms. Kittredge feels Norbrook Brewery provides a sense of place and community for the residents of Colebrook. Ms. Kittredge supports the expansion of the brewery and believes John will keep the best interests of the residents of Colebrook in mind.

Scott Patterson at 195 Stillman Hill Road. Mr. Patterson is concerned about the overall expansion, outside music, traffic impact, expanded operating hours and expanded seating.

Melinda Wolfe at 96 Phelps Road. Mrs. Wolfe is concerned about expanded operating hours, traffic impact, outdoor music decibel level, extension of use plan for alcohol consumption, and ax throwing.

Mike Coleman at 32 Simons Pond Road. Mr. Coleman states that Camp Jewell has more traffic flow in town. Mr. Coleman states that Maser Park has held music concerts in the past and played until midnight with no complaints.

With no further comments, Mrs. Neal proposed to close the meeting to public comments at 8:03pm. Mr. Robichaud made a motion to close the public comments period; Mr. Goulet seconded the motion. All agreed without discussion.

Mr. Parsons was allowed to respond to the public comments. Mr. Parsons stated, Norbrook Farm Brewery takes concerns to heart and tries to be a good neighbor. Outdoor music will be limited to no later than 8pm. Traffic study is accepted by the DOT. Ax throwing occurs in a fenced in area, with lanes.

Mrs. Neal proposed to have a Special Meeting on May 12, 2022, at 6:30pm in Town Hall. Mr. Robichaud made a motion to hold a Special Meeting on May 12, 2022, at 6:30pm in Town Hall; Mr. Fernandez seconded the motion. All agreed without discussion.

Agenda Item 11: Adjournment

Mr. Robichard moved to end the meeting Mr. Fernandez seconded the motion. All agreed without discussion and the meeting adjourned at 8:11pm.

Respectfully submitted,

Jennifer LaRocque