

TOWN OF COLEBROOK

PLANNING & ZONING COMMISSION

Monday, January 9th, 2023 - 6:30pm

Colebrook Town Hall – Second Floor Meeting Room

Regular Meeting Minutes

Agenda Item 1: Call to Order

Chairman, Martha Neal called the January 9, 2023, 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, Kevin Robichaud, Jennifer LaRocque

Regular Member Absent: John Fernandez, William Sweeney

Alternate Members Present: Richard Marchesseault, Duncan McClave, David Goulet

Richard Marchesseault and David Goulet were seated.

Also present, Chris Johnstone, Tom Anderson (NWCT Sportsman Club),

Scott Eisenlorh, Inland Wetlands Officer was present to advise on Zoning procedures.

Agenda Item 3: Agenda Review

Application 22-012 will be heard first at the public meeting.

Agenda item #6 may be moved up for discussion if time permits before the public meeting at 7pm.

Agenda Item 4: Approval of Meeting Minutes, Dec 12, 2022

Mrs. Neal moved to accept the Regular Meeting Minutes of December 12th, 2022, as presented. Mr. Robichaud seconded the motion; the motion was unanimously accepted.

Agenda Item 6: New Business – Discussion of Cannabis Moratorium 9/14/2021

Moratorium ends April 30th, 2023.

Discussion regarding a temporary extension to allow for a March public hearing and then a town referendum at a date to be determined after the public hearing.

Agenda Item 5: 7:00 p.m. Public Hearing on Application 22-010

Mr. Goulet made a motion to open the public meeting at 7pm. Mr. Robichaud seconded the motion; the motion was unanimously accepted.

Legal Notice of the Colebrook Planning & Zoning Commission Notification of Public Hearing on PZC #22-011 and #22-012 was read by Mrs. Neal.

PZC #22-012 Special Exception (Accessory Apartment)

85 Cobb City Road

Gregory Rout applicant

Martha Neal advised committee members that requested verification of notice of the public hearing was not mailed timely to abutting landowners. Applicant Gregory Rout asked to have the public hearing continued to the meeting of February 13, 2023.

Kevin Robichaud made a motion to continue the public hearing until Monday February 13th at 7pm at the Colebrook Town Hall – Second Floor Meeting Room. David Goulet seconded the motion; the motion was unanimously accepted.

PZC# 22-011 Special Exception (Earth Excavation)

177 Winsted Norfolk Rd

NWCT Sportsman Club

Tom Anderson provided committee members with requested verification of notice of the public hearing to abutting landowners.

Application is requesting renewal of original 2007 excavation permit, for another two years.

Zoning regulations require renewal of the existing permit every two years.

Blasting will continue on the back side of the long gun range.

30,000 cubic yards have been taken out in total, since the original permit in 2007, averaging approx. 2,000 cubic yards per year.

There are no outstanding wetlands issues or additional requirements.

Excavation and blasting comply with all state regulation.

P&Z received no written correspondence from any of the abutting landowners.

Discussion took place regarding the cash bond that is in place with the Town of Colebrook. There was not a consensus in place concerning that bond. As such, the applicant asked to have the public hearing continued to the meeting of February 13, 2023.

Kevin Robichaud made a motion to continue the public hearing until Monday February 13th at 7pm at the Colebrook Town Hall – Second Floor Meeting Room. David Goulet seconded the motion; the motion was unanimously accepted.

Agenda Item 7: Adjourn

Kevin Robichaud made a motion to end the meeting at 7:19pm. David Goulet seconded the motion; the motion was unanimously accepted.

Respectfully submitted,

Jennifer LaRocque