

# **TOWN OF COLEBROOK**

## *PLANNING & ZONING COMMISSION*

Monday, February 13<sup>th</sup>, 2023 - 6:30pm

Colebrook Town Hall – Second Floor Meeting Room

### Regular Meeting Minutes

#### **Agenda Item 1: Call to Order**

Vice Chairman, John Fernandez called the February 13, 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: John Fernandez, Kevin Robichaud, Jennifer LaRocque, William Sweeney

Regular Member Absent: Martha Neal

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

Duncan McClave was seated.

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

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

#### **Agenda Item 3: Agenda Review**

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

#### **Agenda Item 4: Old Business - Cannabis Moratorium**

Dave Goulet made a motion to extend the existing cannabis moratorium to April 2024. Duncan McClave seconded the motion; the motion was unanimously accepted.

### **Agenda Item 7: Approval of Meeting Minutes, January 9, 2023**

Kevin Robichaud moved to accept the Regular Meeting Minutes of January 9th, 2023, as presented. William Sweeney seconded the motion; the motion was unanimously accepted.

### **Agenda Item 6: New Business**

#### **a. Colebrook Conservation Commission Grant**

Colebrook Conservation Commission is requesting an \$8,000 grant from the Farmington River Commission for Land Use Survey to be included in the Colebrook Plan of Conservation and Development. The Conservation Commission is requesting a letter in support of this request from the Planning and Zoning Commission. Duncan McClave made a motion for P&Z to draft a letter in support of the grant request. Kevin Robichaud seconded the motion; the motion was unanimously accepted. John Fernandez will draft the letter.

#### **b. DesegregateCT request**

DesegregateCT has requested time for a presentation to P&Z. They will be added to the March agenda.

#### **c. CT Bar Association Workshop, March 11, 2023**

Brochure is available for this workshop. P&Z members are encouraged to attend if possible.

Jennifer LaRocque made a motion to close the regular meeting until the 7pm public hearing. Kevin Robichaud seconded the motion; the motion was unanimously accepted.

Vice Chairman, John Fernandez called the February 13, 2023, Colebrook Planning and Zoning Commission back to order at 7pm.

### **Agenda Item 5: 7:00 p.m. Public Hearing on Application 22-011 and 22-012**

#### **PZC# 22-011 Special Exception (Earth Excavation)**

177 Winsted Norfolk Rd

NWCT Sportsman Club

Confirmation of the \$10,000 cash bond already provided to the Town of Colebrook has been confirmed by both the Town of Colebrook and the NWCT Sportsman Club.

Inland and Wetlands Commission has already reviewed and approved the application.

**PZC #22-012 Special Exception (Accessory Apartment)**

85 Cobb City Road

Gregory Rout applicant

Applicant provided proof of certified mailings to abutting landowners.

Town of Colebrook building official inspected and approved the accessory apartment plans.

Kevin Robichaud made a motion to close the public hearing at 7:23pm. William Sweeney seconded the motion; the motion was unanimously accepted.

William Sweeney and John Fernandez have recused themselves from voting on application #22-011. Richard Marchesseault is seated for John Fernandez.

Kevin Robichaud made a motion to approve application #22-011 special exception (Earth Excavation), with the following ten conditions of approval:

1. Standards and conditions of Article XII, Excavation of Earth Materials, section 12.5 approvals, shall be followed and adhered to. Permit shall expire two years from date of issuance.
2. Site plan will be in accordance with maps prepared by Leonard Engineering dated 11/18/2022.
3. For all blasting on site, guidelines set forth by Realty Securities inc. dated October 2015 will be followed.
4. No earth materials will be sold on site.
5. Processed material shall be stockpiled only to the extent necessary for the orderly and expeditious removal of the materials from the site.
6. The only trucks allowed to transport materials off the property will be Triaxle and Semitrailer trucks.
7. Topsoil will be stripped, stockpiled, screened, and reused to create turf as the excavation work is completed.

8. The site will be restored by establishing turf over all disturbed areas (except steep rock faces), The turf will be established by spreading six inches of topsoil, seeding, fertilizing, and mulching. All topsoil currently on site, must remain on site for the duration of Special Exception.

9. Existing cash payment of \$10,000 already provided to the Town of Colebrook, shall be retained.

10. Conditions within the letter dated February 3, 2023, from the Connecticut Department of Energy & Environmental Protection letter are to be followed.

Duncan McClave seconded the motion; the motion was unanimously accepted.

Kevin Robichaud made a motion to approve application #22-012 special exception (Accessory Apartment). William Sweeney seconded the motion; the motion was unanimously accepted.

#### **Agenda Item 8: Adjourn**

Kevin Robichaud made a motion to end the meeting at 7:28pm. William Sweeney seconded the motion; the motion was unanimously accepted.

Respectfully submitted,

Jennifer LaRocque