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**Town of Colebrook
Zoning Board of Appeals
April 27, 2023
Colebrook Town Hall
7:00 pm Special Meeting**

MAY 25 2023

COLEBROOK TOWN CLERK

Minutes

1. Roll Call: Present: Regular members were Chairman Fred Williams, Tim Brainard, Penny White, Carol Sherwood and John Fredsall. Alternate member Cathie Norton. Absent: Alternate member Sarah Carfiro. Also present were Serena Brainard, Annette Wikiera and Bill Campbell. Chairman Fred Williams called the meeting to order at 7:00 pm and a quorum was established.
2. The minutes of the September 14, 2022 special meeting were distributed and read. There being no changes the minutes were accepted as written.
3. Discussion of the 2023 meeting schedule. A motion was made by Carol Sherwood, seconded by Tim Brainard to have one meeting a year for new members and all other meetings will be as needed. Motion passed unanimous.
4. Explanation of procedure: Chairman Fred Williams explained the procedure of the public hearing and meeting. Acting secretary Karen Odell then read the legal notice into the record for ZBA application #23-001, submitted by Annette Wikiera, 315 Colebrook River Rd. The proposed variance is for minimum frontage on a public street or highway. All of the abutting property owners had been notified by certified mailings.
5. Public Hearing: Application # 2-001 Variance
Location: 315 Colebrook River Rd.
Applicant: Annette Wikiera
Zoning Regulation Section 3.C.4.1
Proposal: Variance from minimum frontage on a public street or highway.
Tim Brainard recused himself from voting as he is directly affected by this application. Applicant Annette Wikiera explained her desire to subdivide her property and sell the already existing "leased" area to Timothy Brainard who operates his business Brainard Classic Auto out of an existing garage on the leased parcel. If the property is subdivided the leased parcel doesn't meet the minimum frontage of 150' on a public street or highway. The parcel has frontage of 105.49'. Neighbor Bill Campbell of 307 Colebrook River Rd. spoke in favor of the variance, stating he had no problems with the proposal. A motion was made by Carol Sherwood, seconded by Penny White to close the Public Hearing.
6. Old Business: Decision on public hearing ZBA application # 23-001
Brief discussion of the application. Questions were asked about well and septic on the leased parcel. Water is currently brought in to a storage tank at the garage and a portable toilet ("porta potty") is currently used. There would be plans in the future

through Farmington Valley Health for a well and septic. A motion was made by John Fredsall , seconded by Penny White to approve the application as presented. Motion passed unanimous.

7. Adjournment: A motion was made by John Fredsall, seconded by Penny White to adjourn the meeting at 7:06 pm. Motion passed unanimous.

Fred Williams
Chairman