

As of September 15, 2023
Town of Colebrook
Planning and Zoning Commission
Regular Meeting Minutes
September 11, 2023

1. Chairwoman Neal called the meeting to order at 6:30 PM
2. Present: Regular Members, Martha Neal, Chairwoman; John Fernandez; Kevin Robichaud; Will Sweeney

Alternates Present: Duncan McClave, Rich Marchesseault

Regular Members Absent: Jennifer LaRoque (Ms. LarRoque did arrive toward the end of the meeting).

Alternate Members Absent: Dave Goulet

Also present: Chris Johnstone, Duncan Wilber, Deborah Lill; John Auclair

Chairwoman Neal introduced our new Zoning Enforcement Officer, Alan Drapach.

3. Agenda Review: Agenda remained as presented.
4. Old Business: Update on Short Term Rentals

It was discussed and unanimously agreed, that declared short term rentals would be billed one hundred dollars annually.

5. New Business:
 - a. Letter of Support, Aton Forest Grant Application
Aton Forest request for a letter of support was openly discussed. It was determined that the Chair would write a letter of neutral support.
 - b . D. Lill and D. Wilber, land conveyance, Simons Pond Road

The application was unanimously approved. Chairman Neal will send a letter of approval to Deborah Lill at PO Box 290, Colebrook, CT 06021.

- c. Site Plan approval; Peter Winans, Colebrook River Road

The application/site plan for Mr. Winan's portable lumber mill was unanimously approved. Mr. Fernandez made the motion for approval and Mr. Sweeney seconded, all approved.

Before discussing the Norbrook Brewery application there was a motion to seat Mr. McClave for the discussion and vote.

Chairwoman Neal made it clear that if the application was accepted, the Open Special Meeting would be held on October 23, 2023, at 7:00 PM. All parties accepted this stipulation.

d. Special Exception #23-003, Norbrook Brewery

Mr. Sweeney recused himself from discussing this application. Mr. Auclair spoke to the reasons for submitting the application and sited the future success of the Norbrook operation relied on event activity.

It was noted that Wetlands had signed off on the application.

Mr. Robichaud moved to have the application, Special Exception 23-003, Norbrook Brewery, accepted and Chairwoman Neal seconded. The application was unanimously accepted.

Chairwoman Neal reiterated that the Special Meeting will take place on October 23, 2023 at 7:00 PM. She would confirm the location and let all parties know; with the ideal location being the Colebrook School.

Chairwoman Neal reminded Mr. Auclair that he must notify all neighboring parties to the Norbrook Brewery of the Special Meeting with all relevant details.

6. Other Business:

Chairwoman Neal reminded the Commissioners that they are required to take four hours of on-line training. She will send links to these training sites.

Mr. Robichaud made a motion to approve the minutes of the July 10, 2023, P & Z Regular Meeting, seconded by Mr. Fernandez, and unanimously accepted.

6. Correspondence and Bill

- a. No correspondence or bill needed to be addressed.

7. ZEO Report

- a. No report was given as ZEO is new.

8. Other business Legal & Proper
 - a. No other business reported.

9. Adjourn. As there was no other business it was moved by Mr. Fernandez and seconded by Mr. Robichaud that the meeting be adjourned at 7:20 PM, all concurred.

Respectfully submitted,

John X. Fernandez