

As of July 16,2025

Town of Colebrook, CT

Planning and Zoning Commission

Regular Meeting Minutes, July 14, 2025.6:30 p.m.

Colebrook Town Hall, Second Floor Meeting Room

1. Call to order: Chairwoman Neal called the meeting to order promptly at 6:30 PM
2. Roll Call, Regular Members Present: Chairwoman Martha Neal, Edward (Ned) Catto, Todd H. Correll, Kevin Robichaud, Will Sweeney
Alternates Present: John X. Fernandez, Aden Ruwet
Alternate Members Absent: Dave Goulet
Other Attendees:
Michael Halloran, Land Use Consultant
Ben Cowie Haskell, Jill Cowie, Sam Guglielmino, Katlyn Bodny, Addison Todd
DRAFT
3. Agenda Review: No changes to the agenda.
4. Approval of the Minutes of June 16,2025 were unanimously accepted, moved by Mr. Robichaud and seconded by Mr. Fernandez
5. Old Business:
 - a. Update 3 Pinney Street
 - i. Attached letter was sent to 3 Pinney Street by Chairwoman Neal on July 26, 2025. Commission will wait thirty days for a response before taking any further action.
 - b. Update 653 Colebrook Road, shed
 - i. Zoning Application was provided to the owner of 653 Colebrook Road for a shed that has been recently constructed. Application is expected to be submitted by the property owner and Chairwoman Neal will follow-up.
 - c. Update, POCD, additional text.
 - i. Mr. Halloran advised how the POCD would need approximately 6-8 hours of additional editing in order to comply with State guidelines. Mr. Halloran has agreed to do the work necessary to bring the POCD into compliance.

- d. It was moved by Mr. Robichaud to open the Public Hearing at 7:00 p.m. and seconded by Mr. Correll, all agreed.
 - i. Subdivision Application #25-002. 72 Churchill Road. Sam Guglielmino Applicant was presented to the Commission and approved without controversy. Mr. Robichaud moved to approve the application and Mr. Correll seconded.
 - e. The Public Hearing closed at 7:10 PM and the Regular Meeting was resumed at 7:14 PM.
6. New Business:
- a. Discussion regarding trailers/campers on Bohan and Mazepa Roads being used as residences. It was determined that Chairwoman Neal would write letters the property owners on who have illegal occupied campers on their property.
7. ZEO Report, none.
8. Bills and Correspondence
- a. The Commission received a letter of complaint regarding what is perceived to be an illegal business operation within the Town. Noise and operational complaints were voiced. Michael Halloran, Land Use Consultant, will confirm whether or not a business permit was issued to the business operation. Commission will follow-up once there is a clear understanding of the business operation.
 - b. This issue, as well as others stress the need for a Town ZEO. The Commission will meet with the First Selectman to determine best course for securing a ZEO.
9. Upon no further business the meeting was adjourned at 7:42 PM. Motion to adjourn was moved by Mr. Robichaud and seconded by Mr. Catto; all concurred.

Respectfully submitted,

John X. Fernandez, Acting Secretary