

NOV 25 2025

Town of Colebrook
Zoning Board of Appeals
Special meeting minutes November 24, 2025

COLEBROOK TOWN CLERK

The Zoning Board of Appeals (ZBA) meeting was called to order at 7:00 pm by Chairman Fred Williams. Seated for the evening were Fred Williams, Carol Sherwood, Penny White, Tim Brainard, and Scott Salmon. Michael Corbin sat as an Alternate. Michael Halloran was present, representing the Planning and Zoning Commission. Five residents of Town were also present.

The minutes of the September 7, 2023, Special Meeting were presented, and Penny White made a motion, seconded by Tim Brainard, to approve the minutes as presented. The motion to approve was unanimous.

Chairman Williams opened the first Public Hearing by reading the legal notice and confirming receipts to abutting neighbors. Applicant Kate Kennedy of 1 Centerbrook Road explained why she was asking for two setback variances (12' and 18') for a structure nearly completed on her property. There was much back and forth about responsibility of situation as no survey was presented to know exactly where 1 Centerbrook lines are. Everyone in the room agreed that the two setbacks had not been met. Several members of the audience spoke. A letter from neighbors was read into the record.

With no further questions and no additional information required, Tim Brainard made a motion seconded by Scott Salmon to close the Public Hearing at 7:39. The motion to close was unanimous.

After much deliberation, Scott Salmon made a motion to extend the pad and move the structure away from Rte 183 as needed to make it compliant, and move the structure east a minimum of 10' away from Centerbrook Road, with the understanding that the structure remains compliant with the Strickler property to

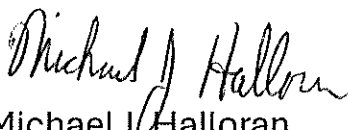
the East. Carol Sherwood seconded the motion and the motion to approve was unanimous.

The second hearing opened at 8:07 pm and Chairman Williams read the legal notice into the record and confirmed notification receipts to abutting neighbors. George and Becky Bodycoat presented plans describing their desire to add to the existing home at 8 Centerbrook Road. The Bodycoats were asking for a 33' setback variance as the existing home is already non-conforming in regard to front yard setbacks.

The ZBA was concerned that the proposed addition would come closer to the property line making the addition even more non-conforming. Two correspondences were read into the record. After more discussion between the ZBA and neighbors, with no further information required, Penny White made a motion seconded by Carol Sherwood, to close the Public Hearing. The motion was approved unanimously at 8:33.

Further deliberation continued among the voting members, with Tim Brainard making a motion based on the site plan distributed, to move the entire addition back to line up with the back wall of the existing house, which would make the front yard setback no more non-conforming than the existing house. This was seconded by Carol Sherwood and the vote to approve was unanimous.

At 8:35 Tim Brainard made motion to adjourn which was seconded by Carol Sherwood and approved unanimously.


Michael J. Halloran
Acting Secretary