



TOWN OF COLEBROOK
PROPOSED
CODE ADOPTION
March 9, 2026

**Town of Colebrook
General Code Codification
Of Ordinances
Explanation, Benefits & Investment
March 9, 2026**

SUMMARY:

Local government and staff, as well as our constituents, need easy access to our municipal Ordinances to search and use across a range of applications. General Code is here to help us with their state-specific knowledge. They have 60 years of codification expertise and unique code-centric solutions making it possible to digitally link ordinance content with our own procedures and public service platform.

SITUATION ANALYSIS:

The Town of Colebrook's Ordinances have never been professionally codified and are presently being updated and maintained by the Town Clerk in a word document. While this approach has served the Town well to this point, it is time to professionally codify our Ordinances as well undertake a complete review of the Ordinances to ensure that they do not contain inconsistencies, errors, and outdated information that could potentially affect enforceability and alignment with relevant state statutes.

SOLUTION BENEFITS:

The Codification of the Ordinances (the Code) will be consistent, well organized including an easily searchable online version, housed on an online platform called eCode360.

General Code has extensive experience in Connecticut, Massachusetts and currently serves over 3,000 municipalities across the United States and Canada, including 87 towns and cities in Connecticut. (*local examples: Town of Barkhamsted, Norfolk and the City of Winchester*).

The scope of the project:

Covers the following materials and changes- "housekeeping":

- The original Ordinances beginning 1943 with amendments through April 10, 2025;
- Spelling, grammar, and typographical errors are corrected.
- Numbers one through nine are consistently cited in text format; numbers 10 and above, fractions and decimals are cited in numeric format.
- The capitalization of terms is made consistent; proper nouns and the word "Town," when referring to the Town of, are capitalized.
- Additions are underlined, and deletions are strikethrough.
- The word "Ordinance" is revised to "Code"- *Town adopts Code of the Town of Colebrook and not Ordinances.*

- References to the Connecticut General Statutes are standardized to the following format: CGS. __, § __.

In addition, the following ordinances are specifically repealed:

- Resolution regarding flood damage prevention, land use and control measures, adopted April 8, 1976.
- Resolution regarding flood damage prevention, review of development proposals, adopted 8, 1976.
- Ordinance regarding the Litchfield Hills Council of Elected Officials, adopted May 20, 1986.
- Original regarding swimming pools, adopted October 19, 1987.

- **WHO BENEFITS:**

- **Constituent-** Citizens will be able to find and use laws in a comprehensive, up-to-date and understandable format.
- **Staff-** All staff members will be able to gather the information they need to answer questions from both citizens and other municipal officials.
- **Planners/Developers-** The new Code will provide a clear view of existing regulations and make it easier to determine the impact of proposed changes and amendments on development and growth initiatives.
- **Attorneys-** Legal staff can draft and amend legislation more efficiently by using eCode360 to research similar laws that other communities have passed.

COLEBROOK'S INVESTMENT & TIMELINE:

The project was approved in the Colebrook Budget year 2020/2021 Capital Improvement Plan amount of \$8,900 for the General Code Codification Service. This included the \$7,995 for the service and the first year of the Code Review Site Annual Maintenance at a yearly subscription of \$695.

Project launched on: March 30, 2021

Final Draft & Delivered on: April 10, 2025

The Proposed Code Adoption Ordinance will be presented for consideration and vote at the Annual Town Budget Meeting on Monday, May 4, 2026. The ordinance shall take effect 15 days after publication of the full text or summary there of pursuant to law.

Please find the following attachments:

1. Proposed Code Adoption Ordinance and Schedule A with the final draft of all changes;
2. Draft Code of the Town of Colebrook.

**Proposed Code Adoption Ordinance
Town of Colebrook**

Be it enacted and ordained by the Town of Colebrook in Town Meeting assembled:

§ 1-1. Code adopted; existing ordinances continued.

The compilation of the ordinances and resolutions of a general and permanent nature of the Town of Colebrook, Litchfield County, Connecticut, codified and consolidated into chapters and sections in the form attached hereto and made a part hereof, and consisting of Chapters 1 through 240, is hereby approved, adopted, ordained and enacted as the Code of Ordinances of the Town of Colebrook, Connecticut, hereinafter referred to as the "Code." The provisions of the Code, insofar as they are substantively the same as those of the ordinances and resolutions in force immediately prior to the enactment of the Code by this ordinance, are intended as a continuation of such ordinances and resolutions and not as new enactments. All such provisions are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Town.

§ 1-2. Code on file; additions and amendments.

- A. A copy of the Code has been filed in the office of the Town Clerk and shall remain there for use and examination by the public until final action is taken on this ordinance. Following adoption of this ordinance such copy shall be certified to by the Town Clerk as provided by law, and such certified copy shall remain on file in the office of the Town Clerk, to be made available to persons desiring to examine the same during all times while said Code is in effect.
- B. Additions or amendments to the Code, when adopted in such form as to indicate the intent of the Town to make them a part thereof, shall be deemed to be incorporated into such Code so that reference to the "Code of the Town of Colebrook" shall be understood and intended to include such additions and amendments.

§ 1-3. Notice; publication.

The Town Clerk shall cause this ordinance or a summary of this ordinance to be published in the manner required by law. The enactment and publication of this ordinance coupled with the filing of the Code in the office of the Town Clerk as provided in § 1-2 shall be deemed, held and considered to be due and legal publication of all provisions of the Code for all purposes.

§ 1-4. Severability.

Each section of this ordinance and of the Code and every part of each section is an independent section or part of a section, and the holding of any section or a part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other sections or parts thereof.

§ 1-5. Repealer.

Ordinances and resolutions or parts of ordinances and resolutions inconsistent with the provisions contained in the Code adopted by this ordinance are hereby repealed; provided, however, that

such repeal shall only be to the extent of such inconsistency, and any valid legislation of the Town of Colebrook which is not in conflict with the provisions of the Code shall be deemed to remain in full force and effect. In addition, the following ordinances and resolutions are specifically repealed:

- A. Resolution regarding flood damage prevention, land use and control measures, adopted April 8, 1976.
- B. Resolution regarding flood damage prevention, review of development proposals, adopted April 8, 1976.
- C. Ordinance regarding the Litchfield Hills Council of Elected Officials, adopted May 20, 1986.
- D. Ordinance regarding swimming pools, adopted October 19, 1987.

§ 1-6. Ordinances saved from repeal.

The adoption of this Code and the repeal of ordinances and resolutions provided for in § 1-5 of this ordinance shall not affect the following ordinances, rights and obligations, which are hereby expressly saved from repeal:

- A. Any ordinance adopted subsequent to October 21, 2024.
- B. The ordinance regarding retirement pensions for full-time highway employees, adopted May 18, 1982.
- C. Any right or liability established, accrued or incurred under any legislative provision prior to the effective date of this ordinance or any action or proceeding brought for the enforcement of such right or liability.
- D. Any offense or act committed or done before the effective date of this ordinance in violation of any legislative provision or any penalty, punishment or forfeiture which may result therefrom.
- E. Any prosecution, indictment, action, suit or other proceeding pending or any judgment rendered, prior to the effective date of this ordinance, brought pursuant to any legislative provision.
- F. Any franchise, license, right, easement or privilege heretofore granted or conferred.
- G. Any ordinance providing for the laying out, opening, altering, widening, relocating, straightening, establishing of grade, changing of name, improvement, acceptance or vacation of any right-of-way, easement, street, road, highway, park or other public place or any portion thereof.
- H. Any ordinance or resolution appropriating money or transferring funds, promising or guaranteeing the payment of money or authorizing the issuance and delivery of any bond or other instruments or evidence of the Town's indebtedness.
- I. Ordinances authorizing the purchase, sale, lease, dedication or transfer of property or any lawful contract, agreement or obligation.

- J. The levy or imposition of taxes, assessments or charges or the approval of the municipal budget.
- K. All currently effective ordinances pertaining to the rate and manner of payment of salaries and compensation of officers and employees.
- L. Any ordinance relating to or establishing a pension plan or pension fund for municipal employees.

§ 1-7. Changes in previously adopted ordinances.

- A. In preparing the revision and codification of the ordinances and resolutions, certain minor grammatical and nonsubstantive changes were made in one or more of said ordinances. It is the intention of the Town Meeting that all such changes be adopted as part of the Code as if the ordinances so changed had been formally amended to read as such.
- B. The changes, amendments or revisions as set forth in Schedule A attached hereto and made a part hereof are made herewith, to become effective upon the effective date of this ordinance. (Chapter and section number references are to the ordinances as they have been renumbered and appear in the Code.)
- C. The following changes are made throughout the Code:
 - 1) References to the Connecticut General Statutes are cited in the following form: C.G.S. § ____.
 - 2) The terms "Building Inspector" and "Building Official" are amended to read "Town Building Official."
 - 3) The term "Public Works Foreman" is amended to read "Town Public Works Foreman."
 - 4) In Chapter 144, Peddling and Soliciting, references to the Town Clerk are amended to read "First Selectman."

§ 1-8. Titles and headings; editor's notes.

- A. Chapter and article titles, headings and titles of sections and other divisions of the Code are inserted in the Code and may be inserted in supplements to the Code for the convenience of persons using the Code and are not part of the legislation.
- B. Editor's notes indicating sources of sections, giving other information or referring to the statutes or to other parts of the Code are inserted in the Code and may be inserted in supplements to the Code for the convenience of persons using the Code and are not part of the legislation.

§ 1-9. Altering or tampering with Code; penalties for offenses.

It shall be unlawful for anyone to change, alter or tamper with the Code in any manner which will cause the laws of the Town of Colebrook to be misrepresented thereby. Anyone violating this section shall be subject, upon conviction, to a fine of not more than \$250.

§ 1-10. When effective.

This ordinance shall take effect 15 days after publication of the full text or a summary thereof pursuant to law.

Town of Colebrook
Code Adoption Ordinance
Schedule A

Specific Revisions at Time of Adoption of Code

Chapter 7, Animals.

Article I, Bears.

- A. Section 7-1 is amended as indicated: "This article is adopted pursuant to C.G.S. § 7-148(b) regarding the ordinance powers granted to a municipality."
- B. Section 7-4 is amended to change "Department of Environmental Protection" to "Department of Energy and Environmental Protection."
- C. Section 7-5 is amended to change "not more than \$500" to "not more than \$250."

Chapter 15, Building Construction.

- A. Section 15-1 is amended as indicated:

The Town of Colebrook hereby adopts the State Building Code, subject to any amendments to the code adopted by the State Building Inspector, in accordance with the provisions of ~~Section 19-395 of the General Statutes~~ C.G.S. § 29-252.

- B. Section 15-2 is amended as indicated:

The fees for building permits for the construction, alteration, removal and demolition of buildings and structures shall be at the rate of \$10 \$15 for each \$1,000 of estimated value, except that there shall be a minimum fee of \$10 \$15 for such building permits. In the case of a permit for the erection of signs, billboards and other display structures, the rate shall be the same and there shall be paid a minimum permit fee of \$10 \$15.

Chapter 28, Citations.

Article I, Zoning Violations.

- A. Section 28-1 is amended as indicated: "Any such citation may be served either by hand delivery or by certified mail, return receipt requested, to the person named in such citations."

- B. Section 28-3 is amended as indicated:

The fine for each such citation shall be \$150 for each day that the violation continues to exist, commencing on the day set forth in the citation. All citations are made payable to the Treasurer, of the Town of Colebrook.

- C. Section 28-4 is amended as indicated:

Any person receiving such a citation shall be allowed a period of 30 days from his or her receipt of the citation to make an uncontested payment of the fine specified in the citation to the Treasurer, Town of Colebrook.

- D. Section 28-9 is amended as indicated: "Pursuant to C.G.S. § 7-152c(g), A person against whom an assessment has been entered pursuant to this article is entitled to judicial review by way of appeal."

Chapter 34, Conservation Commission.

Section 34-2 is amended as indicated:

The Conservation Commission shall consist of not fewer than three nor more than 11 members and not more than three alternates, who shall be electors of the Town of Colebrook.

Chapter 43, Driveways.

- A. Section 43-1 is amended as indicated: "This chapter is adopted pursuant to C.G.S. § 7-148(c)(6)(C)(i) regarding the provisions for highways and sidewalks."
- B. Section 43-5D is amended as indicated: "~~The fee associated with administering this Driveway Ordinance~~ application fee for a driveway permit shall be \$75."
- C. Section 43-6A is amended to change "Inland Wetlands and Watercourses Commission" to "Inland Wetlands Commission."
- D. Section 43-6B is amended, in part, as indicated: "The fee bond amount may be increased by any amount determined by the Board of Selectmen ..."
- E. Section 43-8B is amended as indicated: "Violation of this chapter shall bear a penalty of ~~\$500~~ not more than \$250 for each offense."

Chapter 59, Excavations.

Article I, Excavations in Highways.

- A. Section 59-1 is amended as indicated:

Any excavation within the limits of a Town highway shall be done only after application is made to the Town Public Works Foreman and a permit granted authorizing the work. Such application shall be made on forms provided by the Town and shall state the purpose for which the excavation is needed and the approximate period of time necessary to complete the work and refill the excavation.

- B. Section 59-2 is amended as indicated:

Upon applying, the applicant must exhibit the ticket number assigned pursuant to regulations of the Connecticut ~~Underground Utilities Protection Plan~~ Call Before

You Dig program, which number may be obtained by telephoning 1-800-922-4455.

C. Section 59-7 is amended as indicated:

Any person, partnership or corporation found to be in violation of this chapter shall be fined a sum not in excess of \$500 ~~\$250~~.

Chapter 66, Finance.

Article I, Board of Finance.

A. Section 66-1 is amended as indicated:

~~Voted: to waive the requirement of Section 271c of the 1953 Supplement to the General Statutes that the Board of Finance cause newspaper publication of its annual report; such ordinance being in accordance with the provisions of Section 271c of said Supplement Pursuant to C.G.S. § 7-344, the requirement that the Board of Finance cause newspaper publication of its annual report is hereby waived. The Board of Finance shall make copies of the report available for distribution five days before the annual budget meeting in accordance with C.G.S. § 7-344.~~

Article II, Long-Range Capital Improvements Committee.

B. Section 66-2 is amended as indicated:

The Board of Selectmen shall appoint a ~~Long-Range~~ Capital Improvements Committee consisting of six members, said members to serve two-year terms concurrent with the Board of Selectmen's term of office.

Article IV, Supplemental Appropriations and Budget Variances.

C. Section 66-9 is amended to change "contingency fund" to "contingent fund."

D. Section 66-10, definition of "department," is amended as indicated:

The approved expense budget shall have ~~four~~ three principal components, each a "department" for the purposes of C.G.S. § 7-348. The ~~four~~ three principal components, or departments, are the Board of Selectmen, the Board of Education, and Regional School District No. 7, ~~and the Capital Improvement Plan~~. Debt service and any other expenditures that are included in the approved expense budget but not in one of the ~~four~~ three departmental budgets shall be treated as if they were a ~~fifth~~ fourth department.

E. Section 66-11A is amended as indicated:

The Board of Selectmen ~~and Capital Committee~~ shall have the same authority to reallocate funds among line items of the approved expense budgets for ~~their~~ its departments as granted to boards of education by C.G.S. § 10-222.

Chapter 70, Fires and Fire Prevention.**Article I, Fire Protection.**

A. Section 70-1 is amended as indicated:

The following article is hereby enacted pursuant to the provisions of ~~Section 619, 620, 677, and 680 of the General Statutes of Connecticut~~ C.G.S. §§ 7-148, 7-157 and 7-301 et seq.

B. Section 70-3, lead-in paragraph, is amended to change "Colebrook Center Volunteer Fire Department, Inc.," to "Colebrook Volunteer Fire Department."

Article II, Open Burning.

C. Section 70-4.

(1) The defined term "Commission" is amended to read "Commissioner," and the definition is amended as indicated: "Commissioner of the State of Connecticut Department of Energy and Environmental Protection."

(2) The defined term "fireman (firemen)" is amended to read "firefighter," and the definition is amended as indicated: "Any volunteer ~~fireman~~ firefighter who engages in firefighting under the supervision of the Fire Chief or his designee."

D. Section 70-5D is amended as indicated:

Any other type of fire that is described in C.G.S. § 22a-174 or the Regulations of Connecticut State Agencies, hereinafter referred to as "the regulations."

E. Section 70-9I is amended to change "Commission" to "Commissioner."

F. Section 70-10, lead-in paragraph, is amended as indicated: "The following types of open burning shall be allowed without the need for an open burning certificate ~~or~~ open burning registration."**Chapter 84, Heavy Vehicles and Equipment.**

A. Section 84-1 is amended to add the following sentence to the end thereof: "A bond of not more than \$1,000 shall be required for issuance of the permit."

B. Section 84-5 is added to read: "Violation of this chapter shall be subject to a fine of not more than \$250."

Chapter 88, Historic Districts.

A. Section 88-3 is amended as indicated:

~~The terms of office of the present five alternate members shall expire at the Annual Town Meeting on October 15, 1990. The three alternate members of the Commission shall also be appointed by Town Meeting beginning October 15, 1990, one to serve three years, one ~~of~~ to serve two years and one ~~of~~ to serve one~~

year. At each annual meeting commencing with the annual meeting in October 1991, one alternate member shall be appointed for a term of three years.

B. Section 88-5 is amended as indicated:

~~Pursuant to Section 7-147c(h) of the General Statutes of Connecticut, revised the Historic Commission hereby enacts an application fee in the amount of \$75. The application fee for a certificate of appropriateness shall be set by the Historic District Commission.~~

Chapter 95, Inland Wetlands Agency.

Article I, Inland Wetlands Commission.

A. Section 95-1 is amended as indicated:

~~Pursuant to Connecticut Public Act 571 of the 1973 Session C.G.S. § 22a-42, there is hereby established a municipal board or commission the Inland Wetlands Commission to act as an "Inland Wetlands Agency" the inland wetlands agency within the Town.~~

B. Sections 95-2 and 95-6 are amended to change "board or commission" to "Inland Wetlands Commission."

C. Section 95-6 is amended to change "Public Act 571" to "C.G.S. § 22a-42."

Article II, Fees.

D. Section 95-7 is amended to read as follows: "Fee schedules are included in the Inland Wetland Regulations. Fees will be amended from time to time at a Town Meeting upon the recommendation of the ILWL."

E. Original Schedule A, regarding fees per square feet of regulated area; and Schedule B, regarding fees per linear feet of regulated area, are repealed.

F. Sections 95-10A and 95-12 are amended to change "Inland Wetlands Agency" to "Inland Wetlands Commission."

Chapter 126, Northwest Hills Council of Governments.

Section 126-1 is amended, in part, as indicated:

~~In accordance with the provisions of Section 4-124e through Section 4-124h of the Connecticut General Statutes C.G.S. § 4-124j, as amended, the legal voters of the Town of Colebrook hereby ratify the action of the Litchfield Hills Council of Elected Officials...~~

Chapter 133, Officers and Employees.

Article I, Town Clerk Salary.

A. Section 133-1 is amended as indicated: "This article is adopted pursuant to the provisions of C.G.S. § 7-34b."

Article II, Retirement Pension.

B. Section 133-4 is amended as indicated:

The Town shall provide for retirement pension for all full-time employees of the Town, having completed 24 months of service and having obtained the age of 21. “Full-time employees of the Town” are those who work a minimum of 1,675 hours annually. Eligibility commences on July 1 nearest the completion of the twenty-four-month service requirement.

C. Section 133-6 is amended as indicated: “The Town contribution shall be equal to ~~3%~~ 5% of the annual base compensation for the employee as of the plan anniversary date.”**Article III, Assessor.**

D. This article is amended to read as follows:

§ 133-14. Appointment.

Pursuant to C.G.S. § 7-100k, the Town of Colebrook shall have a single appointed Assessor. The Board of Selectmen shall, by majority vote, appoint the Assessor. The Board of Selectmen shall be authorized and empowered to establish suitable qualifications, terms and compensation for the position.

Chapter 144, Peddling and Soliciting.

A. Section 144-2 is amended as indicated:

The fee for the issuance of such permit shall be the sum of ~~\$25~~ \$200 for each calendar year, or part thereof, which fee shall be paid at the time of the filing of such application and before such permit is issued. A veteran who meets the qualifications in C.G.S. § 21-37(a) is not required to pay the permit fee.

B. Section 144-5 is amended as indicated:

The terms of this chapter shall not apply to any person regularly residing in the Town of Colebrook nor any person soliciting orders for or delivering newspapers by motor vehicles in the Town; nor to the members or accredited representatives of any religious, charitable, educational, veterans, fire company, civic or fraternal organization seeking to raise funds for the work and maintenance of the organization; nor to sales by farmers and gardeners of the produce of their farms, gardens and greenhouses, including fruit, vegetables and flowers; or to the sale, distribution and delivery of milk, teas, coffees, spices, groceries, meats and bakery goods; to sales on approval; to conditional sales of merchandise; or to the taking of orders for merchandise for future delivery when full payment is not required at the time of solicitation.

C. Section 144-6 is amended as indicated: "Any person violating any of the provisions of this chapter shall be fined not more than ~~\$100~~ \$199."

Chapter 150, Planning and Zoning Commission.

Article II, Alternate Members.

A. Section 150-4 is amended as indicated: "This article is adopted pursuant to the provisions of C.G.S. § 8-1b."

Article III, Fees.

B. This article is amended to read as follows:

§ 150-8. Schedule of fees.

- A. The following schedule of minimum fees shall be charged for the processing of applications by the Colebrook Planning and Zoning Commission. Payment of all fees must accompany the application.
- B. The ex post facto fee described below may be waived by the Commission or the ZEO.

Type of Application	Minimum Application Fee
1. Zoning permit	
a. Any shed, outbuilding, deck or porch under 150 sq. ft., or signs	\$45
b. All others	\$125
2. Special exceptions in all zones	\$300
3. Site plans (minimum fee shall be \$200, plus \$.15 per sq. ft. per building)	\$85
4. Subdivision or resubdivision on an existing road	\$300 per lot
5. Subdivision or resubdivision on a proposed road	\$500 per lot
6. Petition for change of zones or an amendment to Planning and Zoning Regulations	\$300
7. Appeal to Zoning Board of Appeals	\$300
8. Certificate of occupancy for every building, unit of a building, or dwelling unit	\$15

9. Ex post facto (after-the-fact) fee	Double minimum application fee; not to exceed \$250
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All fees, except Items 8 and 9, are subject to a State of Connecticut land use supplemental surcharge (per C.G.S. § 22a-27j), which is payable in addition to the above fees

§ 150-9. Additional costs.

The fees set forth above are the minimum application fees required. In addition to these fees, the applicant shall be responsible for the actual cost of processing and reviewing the application, including any outside consulting services.

§ 150-10. Outside consultants.

- A. For the purpose of this article, an "outside consultant" means a professional who is not an employee of the Town, including, but not limited to, engineering, traffic, legal, hydrogeology, environmental and planning professionals.
- B. Any expenses for such outside consultants may be estimated by the Commission based upon the projected expenses of reviewing, evaluating and processing the application. This reasonable estimate, together with the appropriate application fee given above, shall be paid forthwith, and the application shall be deemed incomplete until these fees have been submitted. Any fees in excess of the estimate shall be paid within 30 days of notice to the applicant. No permits shall be issued until all fees are paid in full.

§ 150-11. Rebates.

Any portion of the estimated fee not expended by the Town on the project shall be rebated to the applicant upon completion of the review, evaluation and processing of the application.

Chapter 157, Public Performances.

Section 157-9 is amended to change "not more than \$25" to "not more than \$250."

Chapter 182, Snow Removal.

Article I, Deposit of Snow on Highway.

Section 182-2 is amended to change "not more than \$25" to "not more than \$250."

Chapter 188, Solid Waste Disposal and Recycling.

A. Section 188-2.

- (1) The definition of "hazardous waste" is amended as indicated:

Any material which has been so designated by the Federal Environmental Protection Agency or the State Department of Energy and Environmental Protection.

(2) The definition of "plastic" is repealed.

(3) The definition of "recyclable material" is amended as indicated:

Any material designated by the ~~Board or elsewhere defined herein, as may be from time to time amended,~~ Municipal Innovation and Recycling Authority (MIRA) which shall be segregated and diverted from other solid waste for collection in compliance herewith. Nothing in this chapter shall preclude the use of waste oil as fuel in an oil burner where otherwise permitted.

B. Section 188-3 is amended as indicated:

A. There is hereby established exists within and for the Town of Colebrook a program for the segregation of recyclable materials from other solid waste applicable to all solid waste generating sources within the Town and for the sorting of such recyclable materials into categories as ~~set forth in this Ordinance, as may be from time to time amended~~ established by the Municipal Innovation and Recycling Authority.

B. All persons, businesses, institutions and other entities which generate solid waste within the Town are required to separate recyclable materials from other solid waste in accordance with ~~this Ordinance and any regulations which may be adopted by the Board of Selectmen hereunder~~ MIRA guidelines.

C. It shall be a violation of this chapter for any person, business, institution or other entity which generates solid waste within the Town to fail to make provision for separation therefrom of recyclable materials and for the pickup and removal thereof in accordance with ~~the terms of this Chapter, as may be from time to time amended~~ MIRA guidelines.

C. Original Sec. IV, Source Separation and Recycling, is repealed.

D. Original Sec. V, Subsection E, regarding materials picked up weekly; Subsection F, regarding materials picked up monthly; and Subsection G, regarding materials picked up semiannually, are repealed.

E. Section 188-7 is amended as indicated:

Any person, business, institution or other entity which violates or neglects to comply with this chapter or any rules adopted hereunder shall be subject to a fine of \$100 per day for each day such violation continues, up to \$1,000.

F. Original Sec. IX, Pre-Existing Commercial Contracts, added 10-19-1992, is repealed.

Chapter 195, Street Construction and Acceptance.

- A. Section 195-1 is amended as indicated: "This chapter is adopted pursuant to C.G.S. § 7-148(c)(6)(C)(i) regarding the provisions for highways and sidewalks."
- B. Section 195-5 is added to read: "Violation of this chapter shall be subject to a fine of not more than \$250."
- C. Section 195-7 is amended as indicated: "Maps showing rights-of-way for streets and highways shall be prepared in accordance with the standards for a subdivision map specified in the Subdivision Regulations."
- D. Section 195-14C is amended as indicated:

The applicant shall execute an agreement and file a ~~maintenane~~ performance guarantee for maintenance of streets, drainage and other improvements in an amount equal to 20% of the cost of these improvements.

- E. Section 195-21C(1)(a) is amended as indicated: "Local street: ~~20~~ 22 feet."
- F. Section 195-21D(1)(b) is amended as indicated: "~~Turnabouts~~ Turnarounds: 4%."
- G. Section 195-22E is amended as indicated:

On the prepared and approved base course, there shall be constructed a two-course surface of bituminous concrete, a ~~2"~~ 2.5-inch Class I bituminous binder course and a ~~{1"} {2"} two-inch~~ two-inch Class II bituminous surface course.

- H. Section 195-23C is amended as indicated:

Coefficients used in design for reinforced concrete pipe shall be N equals 0.015 and for asphalt-coated corrugated metal pipe N equals 0.021; also acceptable, ADS N-12 in-line bell drain pipe, solid or perforated.

- I. Section 195-24A is amended as indicated:

All storm drainage pipe shall be either Class 4 reinforced concrete pipe (RCP); asphalt-coated corrugated metal pipe (ACCOMP); or corrugated aluminum pipe; also acceptable, ADS N-12 in-line bell drain pipe, solid or perforated; and shall conform to the requirements of Form 816, Section 6.51. The minimum cover over all storm drainage within the right-of-way lines shall be two feet. Where water is encountered in the pipe trenches or where the Selectmen shall direct, storm drainage shall be either slotted RCP, perforated ACCMP or perforated aluminum pipe; also acceptable, ADS N-12 in-line bell drain pipe, solid or perforated, and shall conform to the requirements of Form 816, Section 7.51.

- J. Section 195-24B(3) is amended as indicated:

Line and grade stakes shall be set by a Connecticut licensed land surveyor or professional engineer and shall be maintained in good order ~~until the work has been maintained in good order~~ until the work has been inspected and approved by the Board of Selectmen.

Chapter 215, Taxation.

Article I, Exemption for Solar Energy Systems.

- A. Section 215-1 is amended as indicated: "The Town of Colebrook does hereby authorize the property tax exemption for active solar energy heating or cooling systems set forth in C.G.S. § 12-81(56)(a), (b) and (c)."

Article II, Building Applications for Property With Delinquent Taxes.

- B. Section 215-5 is amended as indicated:

The payment of the delinquent taxes, interest and other charges does not entitle the applicant to the approval or the issuance of ~~the building application~~ a building permit unless all other requirements set forth by the applicable agency or enforcement officer are complied with.

Article III, Assessment of Open Space Land.

- C. Section 215-7C is amended as indicated:

If the parcel is vacant or unimproved, as determined by the Town of Colebrook's Assessor's records, only that portion of the land in excess of 160,000 square feet (3.68 acres) for parcels established prior to May 28, 2008, or 174,250 square feet (four acres) for parcels established after May 28, 2008, and vacant will be eligible for open space assessment.

- D. Section 215-8B is amended as indicated:

~~Further, as recommended by the Litchfield Area Assessors' Association in September 1990, open space land shall be assessed at 25% or 1/4 of the value of excess or rear acreage as determined in a year of revaluation~~ Open space land shall be assessed at the same rate as the PA 490 classification of "Farmland, Tillable B, statewide value" for the given year. The assessed value of the open space acreage will be calculated at 100% value. This rate will update every five years as shown in "PA 490 Summary Grid—Land Values Per Acre Statewide."

(1) Example: Tillable B value \$1,280 (years 2020 to 2024) x 100% assessed value = \$1,280.

(a) \$1,280 assessed value x .0332 (mill rate for 2022-23 budget year) = \$42.50 per acre annual property tax.

Article VII, Volunteer Fire Department Tax Abatement Program.

- E. Section 215-14 is amended as indicated:

This article is adopted pursuant to C.G.S. § 12-81w, Municipal option to abate or exempt a portion of property taxes of local firefighters and certain emergency and civil preparedness personnel.

Article VIII, Additional Exemption for Veterans.

F. Section 215-23 is amended as indicated:

Each application shall include a copy of the veteran's or veteran's surviving spouse's federal income tax return or, in the event such a return is not filed, such evidence related to income as may be required by the Town's Assessor, for the tax year of such veteran or veteran's surviving spouse ending immediately prior to the assessment date with respect to which such additional exemption is claimed.

Article IX, Ambulatory Vehicle Exemption.

G. Section 215-25, definition of "motor vehicle," is amended as indicated: "A vehicle ~~defined by Section 14-1(47) of the Connecticut General Statutes as defined in C.G.S. § 14-1(107).~~"

H. Section 215-26 is amended as indicated:

~~Any, which shall include more than one specially equipped motor vehicle, as~~ defined in § 215-25, owned by a person with disabilities or owned by the parent or guardian of such person shall be exempt from personal property taxation.

I. Section 215-28 is amended as indicated:

Applications to establish eligibility for the exemption permitted by this article shall be filed annually with the Assessor not later than December 31 following the assessment date with respect to which such exemption is claimed. For motor vehicles purchased on or after October 2 and on or before July 31 of the assessment year for which such exemption is claimed, said applications shall be filed no later than 60 days after such purchase.

Article X, Tax Exemption for Farm Buildings.

J. Section 215-30 is amended as indicated:

This article is adopted pursuant to the provisions of C.G.S. § 12-91(c), providing for a tax exemption for buildings used actually and exclusively in farming as defined in C.G.S. § 1-1.

K. Section 215-32C is added to read: "The owner of the farm building requesting the exemption must also be the owner of the qualified farm business using it; no subrenting or subleasing."

L. Section 215-32D is added to read: "Farm buildings used for cannabis production or sales do not qualify."

Chapter 223, Town Meetings.

Article I, Warning of Special Town Meetings.

Section 223-1 is amended as indicated:

Special Town Meetings shall be warned by the Selectmen on application of at least ~~50~~ 20 inhabitants qualified to vote at Town Meetings, such meetings to be held within 21 days of the date such application is received by the Selectmen.

