

Town of Colebrook, CT
Planning and Zoning Commission
Regular Meeting Minutes
Monday, March 9, 2026 @ 6:30 p.m.
Colebrook Town Hall Land Use Office

1. Call to order: Chairman Todd Correll called the meeting to order promptly at 6:30 PM. DRAFT

2. Roll Call

- Roll Call, Regular Members Present: Chairman Todd Correll, Jennifer Hill, Kevin Robichaud, Will Sweeney
- Regular Members Absent: Edward (Ned) Catto
- Alternates Present: John X. Fernandez, Kerry Jassen, Aden Ruwet

Other Attendees:

Mrs. Kate Kennedy

George and Rebecca Bodycoat

A motion was made by Mr. Robichaud and seconded by Mr. Correll to seat Kerry Jassen for Mr. Catto; motion was unanimously approved.

3. Agenda Review

- a. Agenda remained as presented.

4. Approval of Minutes from February 9, 2026 meeting.:

It was moved by Mr. Robichaud and seconded by Mr. Kerry, all approved minutes as presented.

5. Public Comment

- a. There was no public comment prior to Public Hearing.

6. Public Hearing; 8 Center Brook Road

- a. At 6:37 PM Chairman Correll opened, Seconded by Mr. Robichaud, the Public Hearing to discuss the request to build an addition at 8 Centerbrook Road.
- b. Chairman Correll read the Legal Notice into the record for PZC-26-1, the Village District Review, in accordance with Colebrook P & Z Regulations.

- c. Public Hearing closed at 6:45 PM, moved by Chairman Correll, seconded by Mr. Robichaud, all agreed.
 - d. Upon review of the plans, with some clarification from the applicants it was moved by Chairman Correll and Seconded By Mr. Jassen, to approve the project, all unanimously concurred.
7. Old Business:
- a. Discuss Commission driven text amendment.
 - i. It was agreed that any text amendment written by the Commission, would first have a legal review from counsel, before initiating further consideration.
 - b. Discuss Kate Kennedy's text amendment.
 - a. Mrs. Kennedy presented her PETITION FOR TEXT AMENDMENT TO ZONING OR SUBDIVISION REGULATIONS. It was moved to accept the document by Mr. Sweeney, seconded by Mr. Robichaud and the document was unanimously accepted by the Commission.
 - b. A Public Hearing has been set for Monday, May 11, 2026 at 7PM to discuss Mrs. Kennedy's petition.
8. Land Use Report
- a. No Zoning Permits were issued.
 - b. A Notice of Violation was sent to Mr. & Mrs. McCallum regarding a commercial horse stable operating at 139 Bunnell Street. The McCallum's will be in violation as of March 11, 2026. The next letter will be a Cease and Desist.
 - c. A complaint was filed regarding a strong sewage odor from the north end of Flagg Hill. Staff is investigating and will determine cause and next steps.
9. Adjourn
- a. It was moved by Mr. Robichaud and seconded by Mr. Sweeney that the meeting adjourn at 7:05 PM; all concurred.

Respectfully Submitted,

John X. Fernandez, Acting Secretary