

Draft
Town of Colebrook, CT
Planning and Zoning Commission
Regular Meeting Minutes
Monday, May 11, 2026 @ 6:30 p.m.
Colebrook Town Hall, 2nd Floor Meeting Room

1. Call to order: Chairman Correll called the meeting to order at 6:30 PM.
2. Roll Call
 - Roll Call, Regular Members Present: Chairman Todd Correll, Edward (Ned Catto), Will Sweeney
 - Regular Members Absent: Jennifer Hill, Kevin Robichaud
 - Alternates Present: John X. Fernandez, Kerry Jassen, Aden Ruwet

Other Attendees:

Jeremy DeCarli, CZE0 for the town of Colebrook

Chairman Correll seated John X. Fernandez for Kevin Robichaud and Kerry Jassen for Jennifer Hill

3. Agenda Review
 1. Agenda remained as presented.
4. Approval of Minutes from March 9, 2026 meeting.:

It was moved by Chairman Correll and seconded by Mr. Fernandez, minutes were unanimously approved.
5. Public Hearings
 1. Chairman Correll opened the first Public Hearing at 6:32 PM.
 1. Application PZC-26-2: Text Amendment. Section 7.A.2-Exceptions to set back Requirements. Applicant: Kate Kennedy
 2. A number of townspeople spoke in support of the proposed amendment change. Mr. DeCarli stated that this was in keeping with other small communities guidelines. Good discussion ensued. Public hearing was closed at 6:57 PM

3. At the end of the Public Hearings the Planning and Zoning Commission voted in favor of the Text Amendment application. Motion was made by Chairman Correll and seconded by Mr. Jassen.
2. Application PZC-26-3: Special Exception for the Operation of a Commercial Horse Stable. Location: 139 Bunnell Street. Applicant Allison McCallum Public Hearing began at 6:59 PM and ended at 7:16 PM.
3. Application PZC-26-4: Special Exception for the Operation of a Commercial Horse Stable. Location: 61 Phelps Road. Applicant Allison McCallum Public Hearing began at 7:16 PM and ended at 7:35 PM

Both applications fell under the same ownership and the questions and concerns from the public were all similar in nature. Everyone was seeking more details into the operation and wanted clarity as to how the business would function on a day-to-day basis.

The P & Z Commission voted to leave the Public Hearings open and will provide a set of conditions to be met before final deliberation. Below is a list of requested information. There may be additional questions to follow:

- a. A scaled site plan showing all areas of operation including:
 - a. Training area
 - b. Parking
 - c. Waste storage
 - d. Signage
 - e. Fencing to contain horses to both properties
 - f. Lighting enhancements
- b. A clear and specific waste management plan
- c. Days and Hours of Operation
- d. Clear description of all activities
- e. Maximum number of horses between the two properties?

Again, the hearing will continue at the June 8th meeting at 6:30.

4. Application PZC-26-5: Text Amendment, Section 5 K.4-Special Events at Farm Breweries/Farm Wineries/Farm Distilleries. Applicant: John Auclairon behalf of Norfolk Farm Brewery.
 1. Just prior to the opening of the Public Hearing, Aden Ruwet was seated for Will Sweeney, who recused himself.
 2. 7:38 PM the Public Hearing began.
 3. There was discussion to help understand the existing rights of the Norbrook Brewery and what the Text Amendment was requesting.

4. It was made clear that the Norbrook Brewery has the right to bring in non-Connecticut brewed or distilled liquors for special events. They were hoping to formalize the language to keep the operation above board, without controversy.
5. This language was moved by Unanimously approved by the Commission and is to be added to Section 5.K.4:

Public Hearing ended at 7:58 PM. Mr. Sweeney was reseated for Mr. Ruwet

5. Application PZC-26-6: Special Exception Modification to allow for the sale of non-Connecticut produced alcohol at Special Events. Location: 201 Stillman Hill Road. Applicant: John Auclair on Behalf of the Norfolk Farm Brewery.
 1. Just prior to the opening of the Public Hearing, Aden Ruwet was seated for Will Sweeney, who recused himself.
 2. Public Hearing began at 8PM.
 3. It was made clear that the Norbrook Brewery has the right to bring in non-Connecticut brewed or distilled liquors for special events. They were hoping to formalize the language to keep the operation above board, without controversy.
 4. 8:06 PM Public Hearing was closed.
 5. A motion was made by Chairman Correll and seconded by Mr. Jassen. To approve the application. It was unanimously approved by the Commission.
 - 2A. *To allow the sale of non-Connecticut wine and distillery products during special events.*
 6. Mr. Sweeney replaced Mr. Ruwet who resumed alternate membership status.
6. Old Business
 1. None
7. New Business
 1. PZC-26-7: Special Exception for the installation of a second wall sign on a building in the GB Zone. Location: 320 Colebrook River Road. Applicant: KK Tek 2, LLC (Kelly McCarthy)
 1. Application was accepted and set for a Public Hearing on June 8, 2026 at 6:30 PM

2. PZC-26-8: Re-Subdivision to create one new lot surrounding an existing dwelling. Location: 50 Shantry Road. Applicant: George and Martha Neal.
 1. Application was accepted and set for a Public Hearing on June 8, 2026 at 6:30PM.
8. Land Use Report
 1. See attached document.
9. Adjourn
 1. At 8:11 PM It was moved by Mr. Fernandez and seconded by Chairman Correll to end the meeting, and all concurred.

Respectfully Submitted,

John X. Fernandez, Acting Secretary