

**Town of Colebrook, CT**  
**Planning and Zoning Commission**  
**Regular Meeting Minutes**  
**Monday, June 8, 2026 @ 6:30 p.m.**  
**Colebrook Town Hall, 2<sup>nd</sup> Floor Meeting Room**

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

Chairman Correll seated John X. Fernandez for Will Sweeney and Kerry Jassen for Edward (Ned) Catto

Meeting was attended by a number of Colebrook townspeople.

3. Agenda Review
  1. Agenda remained as presented.
4. Approval of Minutes from May 11, 2026 meeting:

It was moved by Mr. Fernandez and seconded by Mr. Jassen to approve the minutes, minutes were unanimously approved..
5. Public Hearings: Chairman Correll opened the first Public Hearing promptly at 6:34PM.
  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)

There were no concerns regarding this application, either from Jeremy DiCarli, Consulting ZEO, or from Commissioners.

Public Hearing was closed at 6:37 PM.

It was moved by Mr. Fernandez to approve the application, seconded by Chairman Correll. All approved without further discussion.

2. Second Public Hearing opened at 6:37 PM:

PZC-26-8: Re-Subdivision to create one new lot surrounding an existing dwelling. Location: 50 Shantry Road. Applicant: George and Martha Neal.

Mrs. Neal had presented plans for approval to create a second property. There were no concerns from Consulting ZEO or Commissioners. Mrs. Neal had addressed the concerns from regulatory agencies.

Public Hearing closed at 6:40 PM, moved by Mr. Corell and seconded by Mr. Fernandez

It was moved by Chairman Correll and seconded by Mr. Robichaud to approve and all were in agreement.

3. 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: 40 PM.

Discussion ensued and Commission had received a written proposal from the applicant in advance of the meeting. Proposal was an explanation of what is being proffered for the operations of the property. Commission also received a plan with building layouts, however no measurements were provided.

The Commission requested more details from the applicant, In order for the applicant to fulfill this request it was necessary for her to request a continuance of the Public Hearing, and Mrs. McCallum made a verbal request and offered to go to Town Hall the next morning to formally submit her request for a continuance of the Public Hearing.

The Commission is requesting a business plan which includes the following:

- a. A scaled site plan showing all areas of operation including:
  - a. Training area
  - b. Parking
  - c. Waste storage
  - d. Signage
  - e. Fencing, both internal and external.
- b. A clear and specific waste management plan
- c. Days and Hours of Operation
- d. Clear description of all activities and frequency

- e. Maximum number of horses requested on each property.

It was moved by Mr. Fernandez and seconded by Mr. Robichaud to accept her request for a continuance of the Public Hearing, all agreed.

4. At 7:09 PM the Public Hearing was open for Application PZC-26-4: Special Exception for the Operation of a Commercial Horse Stable. Location: 61 Phelps Road. Applicant Allison McCallum

This application raised the same concerns from the Commission as the Bunnell Street application. Mrs. McCallum formally requested a continuance of the Public Hearing in order to get the Commission the information it has requested.

It was moved by Mr. Fernandez to accept her request for a continuance of the Public Hearing, seconded by Chairman Correll, at 7:24 PM.

5. Old Business
  1. None
6. Land Use Report
  1. See attached document.
7. Adjourn
  1. At 7:26 PM It was moved by Chairman Correll to end the meeting, and seconded by Mr. Fernandez, all concurred.

Respectfully Submitted,

John X. Fernandez, Acting Secretary