

Town of Colebrook, CT
Planning and Zoning Commission
Regular Meeting Minutes

Monday, July 13, 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 DRAFT
 - Roll Call, Regular Members Present: Chairman Todd Correll, Edward (Ned) Catto, Jennifer Hill, Kevin Robichaud, Will Sweeney
 - Alternates Present: John X. Fernandez, Kerry Jassen, Aden Ruwet

Several Colebrook townspeople were in attendance.

3. Agenda Review
 1. Agenda remained as presented.
4. Approval of Minutes from June 8, 2026 meeting.:

It was moved by Mr. Jassen and seconded by Mr. Robichaud to approve the minutes, minutes were unanimously approved.

5. Old Business:

1. Public Hearings: Chairman Correll opened the first Public Hearing promptly at 6:31PM.

Continuation of Public Hearing for Application PZC-26-3: Special Exception for the Operation of a Commercial Horse Stable. Location: 139 Bunnell Street. Applicant Allison McCallum

Additional information had been supplied to the Commission by the applicant. There was discussion to help clarify particulars of the operation. Good discussion ensued with the public and Commission's questions were being answered by the applicant.

Public Hearing was closed at 6:45 PM, moved by Mr. Robichaud and seconded by Mr. Sweeney. The Commission will render its final decision at the next hearing on August 10, 2026.

2. At 6:46 PM Continuation of the Public Hearing for Application PZC-26-4: Special Exception for the Operation of a Commercial Horse Stable. Location: 61 Phelps Road. Applicant Allison McCallum

Similar questions were raised regarding this application, as to that of the Bunnell Street operation. It was made clear that the applicant owned the Bunnell Street property and was in negotiation for a five year lease of the Phelps Road property. Day to day routines were well defined. Applicant reassured the Commission that training and teaching would only be held in the daylight. No exterior lighting would be installed to enhance either of these offerings.

The Commission will deliberate and present its final decision on August 10, 2026 at the next Planning and Zoning Meeting.

The Public Hearing was closed at 7:01 PM, moved by Mr. Correll and seconded by Mr. Catto.

6. New Business

1. Application # PZC-26-9. 1 Greenwoods Turnpike, site plan application.

The Commission is requesting clarification of this application from the P & Z Consulting ZEO. The Commission will re-address this application at the next meeting on August 10, 2026.

7. Land Use Report

1. Two reports were submitted by the Consulting ZEO. Both reports will be attached to this document.

8. Adjourn

1. At 7:50 PM It was moved by Mr. Robichaud and seconded by Mr. Sweeney to end the meeting, all concurred.

At the end of the Meeting it was announced that Mr. Robichaud will no longer be on the Commission. All thanked Mr. Robichaud for his contributions and he will be missed!

Respectfully Submitted,

John X. Fernandez, Acting Secretary