

Town of Colebrook, CT
Planning and Zoning Commission
Regular Meeting Minutes
Monday, August 10, 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,
 - a. Regular Members absent: Will Sweeney
 - Alternates Present: John X. Fernandez
 - a. Alternates absent: Kerry Jassen, Aden Ruwet

Mr. Fernandez was seated for Mr. Sweeney

Approximately eight Colebrook townspeople were in attendance.

3. Agenda Review
 1. Agenda remained as presented with the exception of Old Business. Item 3 was moved to the top of the Application PZC-26-9
4. Approval of Minutes from July 13, 2026 meeting.:

It was moved by Mr. Correll and seconded by Mr. Catto to approve the minutes, minutes were unanimously approved..
5. Old Business:
 1. Application PZC 26-9. 1 Greenwoods Turnpike Site Plan
1 Greenwoods Turnpike Site Plan was approved with the following condition:
All parking will take place on Greenwoods Turnpike road and in the driveway of the applicant. Applicant will provide safe conditions and monitor parking both on the road and on their property. NO parking is allowed on Route 44.
 2. Application PZC-26-3: Special Exception for the Operation of a Commercial Horse Stable. Location: 139 Bunnell Street. Applicant Allison McCallum
 3. Application PZC-26-4: Special Exception for the Operation of a Commercial Horse Stable. Location: 61 Phelps Road. Applicant Allison McCallum

All planning and zoning approval for Application PZC-26-3 and PZC-26-4 are conditional on the successful outcome of a separate Zoning permit required for *Change of Use*. Additionally, applicant must file and receive approval of a *1913b 100 Health Department Use Permi*, from FVHD. This applies to both properties.

The below draft is of the conditions currently being considered by the Planning and Zoning Commission:

1. A permanent perimeter fence should be installed with posts that are securely anchored 36-42 inches below the frost line. Rail material should be heavy-duty, such as high-quality electrified tape, wood, or wire. The fence should provide secure, safe closure for horses and provide an overall tidy appearance.
2. Parking
 - Any area that is designated for Parking should have an appropriate flat, safe, gravel base.
 - There must be appropriate drainage to avoid having dirt and mud brought into the roadway.
3. Trailer storage should be designated. When not in use, trailers must be stored in said location to maintain a neat and orderly appearance.
4. Overall property should maintain a neat and orderly appearance.
5. No new lighting enhancements will be installed on the property without approval from the P & Z Commission.
6. Manure shall be removed from the storage area a minimum of once a quarter. Manure shall not be stored in or near the barns and only in designated areas as presented to the P & Z Commission. Stalls and paddocks should be cleaned regularly. Manure management must meet required Connecticut laws, wetland regulations and Connecticut public health code. Applicant must meet and adhere to CT health code requiring manure to be stored in a water tight container.
7. Hours of Operation:
 - Hours shall be between 7am till 9pm.
 - Training of Clients and lessons:
 - Monday through Saturday 8am till 7pm
 - Sunday 10 AM-5PM
8. Deceased horses shall be dealt with responsibly and shall **not** be buried on the property.

9. Maximum number of horses

- 10 for Phelps
- 15 for Bunnell

The above conditions will be finalized and voted on at the next Planning and Zoning meeting on Monday, September 14, 2026 at 6:30 PM.

6. New Business

1. There was no new business

7. Land Use Report

1. A report from the Acting ZEO was read into the minutes by Chairman Correll. A copy of the report will be attached to the minutes.

8. Adjourn

1. At 7:10 PM It was moved by Mr. Fernandez and seconded by Mr. Catto to end the meeting, all concurred.

Respectfully Submitted,

John X. Fernandez, Acting Secretary