

Town of Colebrook, CT
Planning and Zoning Commission
Regular Meeting Minutes
Monday, September 14, 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, John X. Fernandez, Jennifer Hill, Will Sweeney
 - Alternates Present: Jim Bickford, Kerry Jassen, Aden Ruwet

Mr. Bickford has rejoined the Planning and Zoning Commission as an Alternate Member. He had previously served on the Commission for ten years.

Approximately six Colebrook townspeople were in attendance.

3. Agenda Review
 1. Added to the Agenda, under New Business, was a request from Mr. Bryce Zygmunt to address the P & Z Commission.
4. Approval of Minutes from August 10, 2026 meeting:

It was moved by Mrs. Hill and seconded by Mr. Fernandez to approve the minutes, minutes were unanimously approved.

5. Old Business:
 1. Application PZC-26-3: Special Exception for the Operation of a Commercial Horse Stable. Location: 139 Bunnell Street. Applicant Allison McCallum

Chairman Correll reported that the applicant had received approval from FVHD. A stipulation for approval of the application. Mr. Correll went on to read the conditions by which this application would need to meet in order to be in compliance with its business operation. Below are the conditions:
 1. A permanent perimeter fence shall be installed with posts that are securely anchored 42 inches below the grade. 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. Fence shall be installed prior to July 1, 2027.

2. Parking
 - Any area that is designated for Parking shall have an appropriate flat, safe, gravel base.
 - There must be appropriate drainage to avoid having dirt and mud brought into the roadway. Drainage plans shall be submitted to Town Staff for review and approval prior to installation. Work must be completed by July 1, 2027.
3. Trailer storage must be designated on a final plan to be submitted to Town Staff. When not in use, trailers must be stored in said location to maintain a neat and orderly appearance. Final plan must be submitted no later than December 1, 2026.
4. Overall property shall 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.
7. Hours of Operation:
 - Hours shall be between 7am till 9pm.
 - Twenty-four hour emergency services shall always be available.
8. Deceased horses shall be dealt with responsibly and shall not be buried on the property.
9. Maximum number of commercial horses:
 - 15
 - This count does not include personal horses.

No further discussion was had and it was moved by Mr. Fernandez and seconded by Mr. Catto to approve the application. The application was unanimously approved, understanding that all conditions must be met.

Chairman Correll moved on to the next application:

2. Application PZC-26-4: Special Exception for the Operation of a Commercial Horse Stable. Location: 61 Phelps Road. Applicant Allison McCallum

Chairman Correll reported that the applicant had received approval from FVHD to operate their business. A stipulation for approval of the application. Mr. Correll went on to read the conditions by which this application would need to meet in order to be in compliance with its business operation. Below are the conditions:

1. A permanent perimeter fence shall be installed with posts that are securely anchored 42 inches below the grade. 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. Fence shall be installed prior to July 1, 2027.
2. Parking
 - Any area that is designated for Parking shall have an appropriate flat, safe, gravel base.
 - There must be appropriate drainage to avoid having dirt and mud brought into the roadway. Drainage plans shall be submitted to Town Staff for review and approval prior to installation. Work must be completed by July 1, 2027.
3. Trailer storage must be designated on a final plan to be submitted to Town Staff. When not in use, trailers must be stored in said location to maintain a neat and orderly appearance. Final plan must be submitted no later than December 1, 2026.
4. Overall property shall 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.
7. Hours of Operation:
 - Hours shall be between 7am till 9pm.
 - Twenty-four hour emergency services shall always be available.
8. Deceased horses shall be dealt with responsibly and shall not be buried on the property.

9. Maximum number of commercial horses:

- 10
- This count does not include personal horses.

No further discussion was had and it was moved by Mr. Correll and seconded by Mr. Catto to approve the application. The application was unanimously approved, understanding that all conditions must be met.

6. New Business

1. Bryce Zygmunt presented a change of use question to the Commission. Chairman Correll referred him to the ZEO for guidance on processing a change of use request.

7. Land Use Report

1. None submitted.

8. Adjourn

At 7:00 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