

TOWN OF COLEBROOK

PLANNING & ZONING COMMISSION

Monday, March 14, 2022 - 6:30pm

Colebrook Town Hall

Regular Meeting Minutes

Agenda Item 1. Call to Order

Chairman, Martha Neal called the March 14, 2022, Regular Meeting of the Colebrook Planning and Zoning Commission to order at 6:32pm.

Agenda Item 2. Roll Call

Regular Members of the Commission present: John Fernandez, Martha Neal, Jennifer LaRocque, William Sweeney, Kevin Robichard

Regular Member Absent: None

Alternate Members Present: David Goulet

Alternate Members Absent: Duncan McClave

Also present: Marc Melanson (ZEO)

Agenda Item 3. Agenda Review

No Changes

Agenda Item 4. New Business

4a. PZC Application #22-01 Applicant: Town of Colebrook

Section 5.C.3 - Opting Out of Certain Provision of Public Act 21-29

1. The Town of Colebrook is proposing to opt out of Section 6, subsection (a) thru (d), inclusive of Public Act 21-29.

2. The Town of Colebrook is proposing to opt out of subdivision (9) of subsection (d) of section 8-2 of the General Statutes, as amended by Public Act 21-29.

Section 5.G. Temporary and Limited Moratorium on Cannabis Establishments

1. This section has been adopted to provide the Commission with time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.
2. During this temporary and limited-term moratorium, cannabis establishments shall be prohibited in the Town of Colebrook, and all applications submitted for approval of any cannabis establishment shall be denied by the PZC or ZEO, as appropriate.
3. Temporary and limited moratorium shall become effective May 1, 2022, thru April 30, 2023.

Mr. Fernandez moved to accept PZC Application #22-01. Mrs. LaRocque seconded the motion; the motion was unanimously accepted.

Public Hearing Date for PZC Application #22-01 was proposed for April 11th, 2022. Mrs. LaRocque moved to accept the proposed public hearing date of April 11th, 2022. Mr. Robichard seconded the motion; the motion was unanimously accepted.

4b. PZC Application #22-02 Applicant: Norbrook Brewery

Application for a Special Exemption for the expansion of the brewery and its uses for 204 Stillman Hill Rd.

Chairman, Martha Neal, requested that regular member, William Sweeney, recuse himself from this application process. Mr. Fernandez moved to request David Goulet be added as a regular member in place of William Sweeney for all proceedings related to PZC Application #22-02. Mr. Robichard seconded the motion; the motion was unanimously accepted.

1. Todd Parsons, of Lenard Engineering, Inc. presented PZC Application #22-02.
2. Highlights of PZC Application and maps for Norbrook Brewery, 204 Stillman Hill Rd, were presented by Todd Parsons to the PZC.
3. Inland & Wetlands Commission has approved the application.
4. Farmington Valley Health District has approved expansion plans.

Mr. Fernandez moved to accept PZC Application #22-02. Mrs. LaRocque seconded the motion; the motion was unanimously accepted.

Public Hearing Date for PZC Application #22-02 was proposed for May 9th, 2022. Mr. Fernandez moved to accept the proposed public hearing date of May 9th, 2022. Mr. Goulet seconded the motion; the motion was unanimously accepted.

Agenda Item 5. Old Business

Discussion regarding changing regulations to allow campgrounds in certain zones.

Current regulations do not allow campgrounds. PZC agreed to continue discussions at the next meeting.

Agenda Item 6. Approval of Minutes

Mr. Fernandez moved to accept the Regular Meeting Minutes of February 14, 2022, as presented. Mr. Robichaud seconded the motion; the motion was unanimously accepted.

Agenda Item 7: ZEO Report / Discussion with ZEO

No new business

Agenda Item 8: Bills and Communications

No new bills

Update on Housing Steering Committee: A housing survey is being conducted, and all are encouraged to complete it. There is a link on the Town of Colebrook website, for the housing survey. Per State Regulation, the Town of Colebrook must develop an affordable housing plan.

Agenda Item 9: Other Business

No new business

Agenda Item 10: Adjournment

Mrs. LaRocque moved to end the meeting Mr. Fernandez seconded the motion. All agreed without discussion and the meeting adjourned at 7:25pm.

Respectfully submitted,

Jennifer LaRocque