

As of May 13, 2024

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

Monday, May 13, 2024, 6:30, Land Use Office

1. Chairwoman, Martha Neal called the meeting to order promptly at 6:30 PM.
DRAFT
2. Roll Call: Regular Members present: Martha Neal, Kevin Robichaud, Todd H. Correll
 - a. Alternates Present: Duncan McClave, Dave Goulet, John X. Fernandez
 - b. Regular Members Absent: Will Sweeney
 - c. Other Attendees: Brad Bremer, First Selectman; Ashley Jasmin, Fletcher Smith, Duncan Wilbur, Bryce Zymont
 - d. Duncan McClave was seated as a Regular Member.
3. Agenda Review
 - a. Chairwoman Neal amended the agenda to take the following order.
4. New Business
 - a. 344 Colebrook River Road, Sign request by Bryce Zygmont for Zygmont Excavating
 - b. Upon filing his request for a sign, Mr. Zygmont discovered that his business paper work is in need of additional updating. It was agreed that the P & Z Commission would work with Mr. Zygmont to assure that all his paper work is in proper order. Mr. Zygmont will re-apply his request for signage as part of a larger Special Exception filing.
 - c. Ashley Jasmin, 3 Pinney Street, Event Venue, Pinney Stables, LLC
 - d. Ms. Jasmin is seeking permission to hold events on her property. The P & Z Commission agreed that she could hold her Open House on June 9, 2024.
 - e. The P & Z Commission will work with our consultant, Glen Chalder, to create Special Exception Event guidelines for Residential. R-2 District.
5. Kevin Robichaud moved to approve the of Minutes of April 8, 2024. The motion was seconded by Todd Correll and the Minutes were unanimously approved.
6. Old Business:
 - a. Cannabis update: The P & Z Commission and Selectman survey results showed that there was interest to learn more and consider pursuing the

varied legitimate cannabis business offerings, available to the Town of Colebrook.

- b. The P & Z Commission will develop a proposal and schedule a Public Town Meeting, led by our consultant, Glen Chalder, for later this summer.
 - c. Once the Town Meeting has been held, the P & Z Commission will bring forward a Referendum to the community, later in the year for a vote.
7. It was announced that a Pending Application would be coming forward for 30 Phelps Road, Accessory Apartment
 8. ZEO Report, no discussion.
 9. Bills and Correspondence
 - a. A billing from Michael Halloran was authorized for payment.
 10. Chairwoman, Martha Neal moved to adjourn meeting, seconded by Kevin Robichaud. All concurred and meeting ended at 7:43 PM.

Respectfully submitted,

John X. Fernandez, Acting Secretary