

As of October 21, 2024

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

COLEBROOK TOWN CLERK

Tuesday, October 15, 2024, 6:30, Town Hall Meeting Room

1. Chairwoman, Martha Neal called the meeting to order promptly at 6:30 PM.
2. Roll Call: Regular Members present: Martha Neal, Kevin Robichaud, Todd H. Correll, Will Sweeney
 - a. Alternates Present: Duncan McClave, John X. Fernandez
 - b. Alternate Members Absent: Dave Goulet
 - c. Other Attendees: Brad Bremer, First Selectman; Ann Bowen; Edward (Ned) Catto
 - d. Duncan McClave was seated as a Regular Member.
 - e. Duncan Wilbur joined the meeting at 7:00 PM.
3. Agenda Review
 - a. Chairwoman Neal amended the agenda to take advantage of the time before the Public Hearing at 7:00PM.
4. Approve minutes of September 9, 2024.
 - a. Approval of minutes was moved by Mr. Robichaud and seconded by Mr. Correll. Minutes were unanimously approved.
5. Old Business
 - a. Ashley Jasmin, 3 Pinney Street, Event Venue, Pinney Stables, LLC. Ms. Ashley Jasmin will present P & Z with a schedule of events that have taken place over the course of 2024, and enhance those events with those she would wish to offer in 2025. She will present these at our November meeting.

Ms. Jasmin will define which events are part of her 501 c-3 Not for Profit business, and which events are commercial events designed to enhance farm revenue.
 - b. We next discussed Cannabis Public hearing of September 26. It was determined that we would end the discussion and pick up at the end of the meeting.

- c. We reviewed a letter written by Michael Halloran to First Selectman, Bremer and P & Z Chairwoman Neal. The letter is in response to a complaint from Ann Bowen and her neighbor Jack Boutin. The nature of the complaint is to verify that Mr. Boutin is operating with the appropriate licenses/permits when driving his logging trucks on public roads and on his property.

It was the recommendation of the P & Z Commission to have Michael Halloran follow-up with Mr. Boutin and confirm that his operations are in compliance with all local laws.

- d. Plan of Conservation and Development. It was determined that all reports for the plan should be submitted by the end of November.
6. At 7:00 PM Chairwoman Neal moved to close the Regular Meeting, this motion was seconded by Kevin Robichaud and unanimously agreed.
 - a. Chairwoman Neal recused herself and turned the reigns of the Public hearing to Mr. Robichaud. Mr. Fernandez was seated for Chairwoman Neal.
 - b. Mr. Robichaud moved to open the Public Hearing and seconded by Mr. Correll; all concurred.
 - c. Duncan Wilbur, presented a letter of representation from John Lossin designating Mr. Wilbur as Mr. Lossin's agent for Planning & Zoning Application #24-003..
 - d. We proceeded to discuss Planning and Zoning Application #24-003.
 - e. Mr. Wilbur presented receipts of the letters sent to the neighbors of Mr. Lossin. Legal Notices were also posted of the Public Hearing on October 15, 2024 on both October 1, 2024 & October 8, 2024.
 - f. The application was unanimously approved.
 7. At 7:10 PM Mr. Robichaud moved to close the Public Hearing seconded by Mr. Sweeney; all agreed.
 8. Old Business continued.
 - a. We re-opened the Cannabis discussion and moved to extend the Cannabis Moratorium until July 1, 2025.
 9. ZEO Report
 - a. As discussed with above items, no additional topics were discussed.

10. Letters and Correspondence

As mentioned above the only letter was that of Michael Halloran to the First Selectman and Commission. Letter to be included with the minutes.

11. Other matters Legal and Proper

a. Nothing more.

12. Adjourn

7:28 PM Before adjourning Chairwoman Neal thanked Duncan McClave for his service. Mr. McClave will be stepping down from the Planning and Zoning Commission.

A motion to adjourn the meeting was moved by Chairwoman Neal and seconded by Mr. Robichaud; meeting adjourned without further discussion

Respectfully submitted,

John X. Fernandez, Acting Secretary