

As of January 14, 2025

Town of Colebrook, CT

Planning and Zoning Commission

Regular Meeting Minutes, January 13, 2025 @ 6:30 PM

1. Call to Order
 - a. Chairwoman Neal called the meeting to order promptly at 6:30 PM

2. Roll Call
 - a. Regular Members Present: Martha Neal, Will Sweeney, Kevin Robichaud, Edward (Ned) Catto; Todd Correll
 - b. Alternates Present: John X. Fernandez, Dave Goulet; Aden Ruwet
 - c. Other attendees: Brad Bremer, First Selectman, a large representation of Colebrook residents were present

3. Agenda Review
 - a. No changes to the agenda.

4. Approve Minutes of December 9, 2024
 - a. Minutes were unanimously approved.

5. Old Business
 - a. Plan of Conservation and Development
Joyce Hemingson made a comprehensive presentation to the Commission on the status of the Colebrook Conservation and Development Plan (CCDP).

Colebrook received a seven thousand dollar grant from the State of CT to update the CCDP. Included in the new plan is an update of natural resources as well as new photos, maps, and an expanded index. The newly revised CCDP is scheduled to be completed within the next few months.

6. Adjourn Public Hearing
 - a. At 6:45 PM the Regular Meeting of the P &Z was adjourned and a short break was taken before the Public Hearing began.
 - b. At 7:00 PM a motion to open the Public Hearing was brought forth by Mr. Correll and seconded by Mr. Robichaud.

- a. Application #24-004 Special Exception
39 Old Creamery Road
John Boutin
Contractor Shop and Storage

Chairwoman Neal noted how all of the paper work was in order and that the appropriate fees had been paid by Mr. Boutin. The meeting was then open for public comment. There was overwhelming public support for Mr. Boutin's application.

At 7:25 PM Chairwoman Neal closed the Public Hearing on Application #24-004 as motioned by Mr. Correll and Seconded by Mr. Robichaud.

At 7:27 PM Mr. Sweeney recused himself from the Commission and Chairwoman Neal seated Mr. Goulet. Mr. Robichaud motioned to open the Public Hearing for the following application seconded by Mr. Catto.

- b. Application #24-005 Text Amendment
General Business Zone
William Sweeney/Martin Connor
Motor Vehicle, Boat and Equipment Sales or Rental
Motor Vehicle, Boat and Equipment Repair or Service

Mr. Connor made a presentation on behalf of Mr. Sweeney reading and explaining the application. He made it clear that in the prior Colebrook Planning and Zoning Regulations, the language he is proposing had existed. It was unclear as to why the ability to sell and service motor vehicles had been removed, but now he and Mr. Sweeney are asking that they be reinstated, as presented in their application, #24-005 Text Amendment.

It was made clear to the attendees that this was an application to afford one the opportunity to apply for Motor Vehicle Boat services and sales and not an application to open a business.

At 8:20 PM a motion to close the Public Hearing was moved by Mr. Correll and seconded by Mr. Robichaud; all agreed.

7. At 8:25 PM Resumed Regular Meeting: Old Business
 - a. Mr. Sweeney returned to his seat on the Commission and the Regular Meeting was motioned by Mr. Correll and seconded by Mr. Sweeney.

344 Colebrook River Road, Application #24-006 Review

Mr. Bryce Zygmont's application was reviewed by the Commission. Mr. Zygmont presented plans to the Commission. The application requirements being fulfilled, the application was accepted.

- c. As there was no other business it was moved by Adjourn.
 - a. Mr. Robichaud moved to adjourn the meeting at 8:35 PM and Mr. Catto seconded, all agreed.
- d. Please note that the meeting was audio recorded.

Respectfully submitted,
John X. Fernandez, Acting Secretary