

**Town of Colebrook, CT
Planning and Zoning Commission
Regular Meeting Minutes, Aug 11, 2025 @ 6:30 P.M.
Colebrook Town Hall, Land Use Office**

1. Chairwoman Martha Neal called the meeting to order promptly at 6:30 PM.
2. Roll Call: Regular Members Present:
Chairwoman Neal, Kevin Robichaud, Todd H. Correll, Will Sweeney

Regular Members Absent: Edward (Ned) Catto,

Alternate Members Present: Aden Ruwet

Alternate Members Absent: John Fernandez, Dave Goulet

Others Present: Michael Halloran, Land Use Consultant
Amy Gillette

Mr. Robichaud motioned to seat: Aden Ruwet for Ned Catto
Seconded by Sweeney
3. Agenda Review: No changes to the agenda
4. Approve Minutes of July 12th, 2025
 1. Minutes were approved as presented. Moved by Mr. Robichaud and seconded by Mr. Sweeney.
5. Old Business
 1. 3 Pinney Street.
No response received to the commission's request.
It was moved by Mr. Robichaud and seconded by Mr. Sweeney to send a second letter describing what we are looking for and indicating that they are in violation of the zoning regulation 3.B.4.2. setback requirements, and are subject to the Colebrook Citation Procedures and Fines for Zoning Violations.
 2. Bohan Road trailer (Huges)
It was moved by Mr. Robichaud and seconded by Mr. Sweeney to send a second letter indicating that they are in violation of the zoning regulation 5.N.1. temporary uses, and are subject to the Colebrook Citation Procedures and Fines for Zoning Violations.
 3. Mazepa Road trailer (Laforge)

It was moved by Mr. Robichaud and seconded by Mr. Sweeney to send a second letter by certified mail, indicating that they are in violation of the zoning regulation 5.N.1. temporary uses, and are subject to the Colebrook Citation Procedure and Fines for Zoning Violations.

4. 653 Colebrook Road
No action taken.
5. POCD
Michael Halloran has sent the revised POCD document to the Northwest Hills Council of Government (NHCOG) for review
6. Complaint Stillman Hill
No action taken.
6. New Business
 1. A discussion was held on the email regarding mixed use. The Chairwoman Neal responded to the email.
 2. A discussion was held on how to deal with complaints. Mr. Correll will work on a draft policy to try to formalize the process.
7. ZEO Report
Nothing to report.
8. Correspondence and Bills
Nothing to report.
9. Other matters proper to come before the board
A discussion was had with Amy Gillette about the phone call made by Randy Gillette, regarding the neighbors' chickens. It was determined that it was an allowable use based on Section 5 of the regulations in accordance with CGS Section 19a-341.
10. Adjourn
Mr. Ruwet moved to adjourn the meeting at 7:15 PM, and seconded by Mr. Robichaud, and all agreed.

Respectfully submitted,

Todd Correll, Acting Secretary