

PLANNING & ZONING COMMISSION REGULAR MEETING AUGUST 9, 2016

Present: Regular members David Colbert, Jill Cutler, Peter Kalmes, James LaPorta, and Anna Timell, alternate member Ginny Potter and LUA/ZEO and Commission clerk Karen Griswold Nelson.

Absent: Stephen Saccardi and Dermott Woods.

Chairman David Colbert called the meeting to order at 7:05PM. Alternate member Ginny Potter was seated for regular member Stephen Saccardi.

1. APPLICATIONS FOR ZONING PERMITS.

ZP#986 – Robert Sheldon applicant/owner - 28' x 40' detached garage – 20 River Road. Permit approved.

ZP#987 – James Young applicant/owner –deck and detached garage/shed – 104 Kent Road. Approval pending Torrington Area Health approval.

ZP#988 – Billie Jean Washburn owner/Stephen Lango applicant- deck addition to a single family residence – 349 South Kent Road. Permit approved.

ZP#989 – D. Stevenson Hedden applicant/owner – 36' x 40' Detached accessory structure – 85 Cream Hill Road. Permit approved.

2. APPROVAL OF MINUTES. July 12, 2016 regular meeting minutes.

Motion made by Mrs. Timell, seconded by Ms. Cutler to approve the minutes of the July meeting as presented: unanimously approved.

3. NEW APPLICATIONS: None.

4. PENDING APPLICATIONS. None.

5. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.

July 21 email from Patricia Taylor, Deputy Outreach Director of Environment & Human Health, Inc. regarding outdoor wood burning furnaces. Discussed under Planning Workshop.

6. LUA/ZONING OFFICER'S REPORT.

Griswold Nelson addressed conversations with representatives for the Trinity Conference center regarding the re-opening of the property for use by the current owner and representatives from HVA and the Housatonic River Commission regarding the Bend project and the expectation of the September meeting for presentation and consideration of the project.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

8. PLANNING WORKSHOP to include but not limited to discussion of the Zoning and or subdivision regulations in compliance with the recommendations in the Town Plan of C&D, report from the Village Center subcommittee and other zoning/subdivision regulatory matters.

There was general discussion by Village Subcommittee members regarding the “moving forward” status of the subcommittee work and topics under discussion. Related topics included mapping, including DOT highway maps and the assessors maps for the village centers to better assess regulatory changes in terms of setbacks was to be re-addressed with Tom McGowan working with Karen Nelson

The matter of exploring regulatory changes to limit residential usage to second floors in the village centers and Commercial Zones that would prevent future changes from Commercial use to Residential use in Commercial zones was discussed with the matter to be referred to Jocelyn Ayer.

There was general discussion of the correspondence received from Patricia Taylor, Deputy Outreach Director of Environment & Human Health, Inc. regarding outdoor wood burning furnaces and the current status of permitting of such structures in Cornwall. The matter was to be re-visited.

August 8th email correspondence from Conservation Commission chair Ron Hummel about their work on the Natural Resource Inventory was discussed.

There was general discussion regarding uses being “talked about” in Cornwall based on new technology and trends (film making, agritourism, drones, etc) and currently not expressly permitted in the zoning regulations with suggestions made to the consideration of a use chart and continued commission discussion.

Clerk Griswold Nelson brought cookies and juice which she shared with the commission in honor of her daughter starting Med School and her being about able to start Medicare. Amiable conversation followed which was reluctantly broken up by a motion to adjourn.

9. ADJOURNMENT.

Motion made by Ms. Cutler, seconded by Mr. Kalmes to adjourn at 8:40PM; unanimously approved.

Respectfully submitted

Karen Griswold Nelson