

## **PLANNING & ZONING COMMISSION REGULAR MEETING MAY 9, 2017**

**Present:** Regular members David Colbert, Peter Kalmes, Stephen Saccardi, Anna Timell, alternate members Virginia Potter and Benjamin Gray Jr., and LUA/ZEO and Commission clerk Karen Griswold Nelson.

**Absent regular members James LaPorta and Jill Cutler and alternate Dermot Woods. Others present:** EDC representative Priscilla Pavel.

Chairman Colbert called the meeting at order at 7:03PM. Alternate member Ginny Potter was seated for Jill Cutler and alternate member Ben Gray seated for regular member James LaPorta.

**Motions** made by Mr. Saccardi, seconded by Mrs. Timell to amend the agenda to act on agenda items 1 and 2 prior to opening the hearing to allow time for all regular members to arrive (LaPorta); unanimously approved.

### **1. APPLICATIONS FOR ZONING PERMITS.**

**ZP#1010 – Robert (and Tanya) Kalmes applicant/owners – 5' x 16' deck addition to an existing single family structure – 115 Kent Road. Permit approved.**

**ZP#1011 - Litchfield Hills Solar applicant/Joseph Ellis property owner – detached solar array – 158 Town Street. Permit approved.**

**ZP#1012 – Peter and Sandra Oliver – Hot tub (and validation of grandfathered swimming pool – 77 Hollenbeck Road. Permit approved**

### **2. APPROVAL OF MINUTES. January planning meeting, April 11, 2017 meeting**

**Motion** made by Mr. Saccardi, seconded by Mrs. Timell to approve the minutes of the April 11, 2017 regular meeting as presented; unanimously approved.

### **PUBLIC HEARING:**

**SP#241 – Sp#241 Naison Mastrocola/applicant owner– Special Permit for a detached accessory apartment – Section 8.10 – “Apartment uses in Residential Zones” – Mohawk Mountain Road/Assessor’s Parcel F06-01-05.**

The entire proceedings were recorded electronically and are available in the Cornwall Land Use office. Chairman David Colbert opened the public hearing at 7:08PM. Members David Colbert, Peter Kalmes, Stephen Saccardi, Anna Timell and Alternates Ginny Potter and Ben Gray were seated for the public hearing.

The legal notice as published in the Waterbury Republican on May 3<sup>rd</sup> and May 6, 2017 was made part of the record.

Staff addressed an error in noticing to abutting neighbors and asked that the hearing be continued to June 13 so as to have Receipts of certified mailings to abutting neighbors in the record.

Mr. Mastrocola was in the audience was given permission to submit a full size map of the property for the record and address the “as of right” components of the map, including the placement of the house, pool and accessory structures, buildable areas, septic and well and shared driveway and location of the lot in relationship to surrounding properties.

**Motion** made by Mr. Gray, seconded by Mrs. Potter, to continue the public hearing for App#241 to the June 13<sup>th</sup> regular meeting; unanimously approved.

**3. NEW APPLICATIONS: None.**

**4. PENDING APPLICATIONS.**

**SP#241 – Sp#241 Naison Mastrocola/applicant owner– Special Permit for a detached accessory apartment – Section 8.10 – “Apartment uses in Residential Zones” – Mohawk Mountain Road/Assessor’s Parcel FO6-01-05.** No action.

**5. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**

**April 24, 2017 FEMA letter to First Selectman Ridgway, copied to P&Z**

**6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

A Certificate of Achievement for completion of the Land Use Academy’s “Basic Training for Land Use Officials” was presented to commission member Ben Gray, Jr.

**7. LUA/ZONING OFFICER’S REPORT.**

Griswold Nelson provided copies of an email exchange regarding “Land use” official registry requirements. Griswold Nelson addressed information included in the May Cornwall Chronicle regarding activities at the new Farmers Market and her interpretation of the activities listed as appropriate for the Zoning permit approved. Griswold Nelson addressed normal office protocol for receipt of anonymous voice mail complaints left on the Land Use office answering machine.

**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 Economic Development subcommittee and other zoning/subdivision regulatory matters.

There was general discussion of a date for the proposed summer kick off forum for the Plan of C&D, Anna Timell distributed copies of her report on discussions with the Cornwall Agricultural Advisory Commission. The January 2017 Plan of C&D Implementation Task list was reviewed with changes to be made to the latest copy.

**9. ADJOURNMENT.**

**Motion** made by Mrs. Timell, seconded by Mr. Kalmes to adjourn at 8:55PM; unanimously approved.

Respectfully submitted, Karen Griswold Nelson