

PLANNING & ZONING COMMISSION REGULAR MEETING JANUARY 14, 2020

Present: Regular members Chairman Jill Cutler, Keith Bodwell, Ben Gray Jr., Stephen Saccardi, Anna Timell, Alternates James Terrall and Phill West AND LUA/ZEO Karen Griswold Nelson.

Absent: James LaPorta

Also present: First Selectman Gordon Ridgway, Janell Mullen, NWCOG staff, and members of the public.

Chairman Jill Cutler called the meeting to order at 7:08PM. All regular members in attendance were seated. Alternate Phill West was seated for regular member James LaPorta

SP#250 – West Cornwall Development Group - Special Permit for the change of use of the barn (currently approved for residential with a special permit for an apartment) to a Restaurant in a G_B Zone– 417 Sharon Goshen Turnpike.

The entire proceedings were recorded electronically and are available in the Cornwall Land Use office.

Chairman Jill Cutler called the hearing to order at 7:08PM with regular members Jill Cutler, Keith Bodwell, Ben Gray Jr., James LaPorta and Anna Timell and alternate member Phill West seated for the hearing.

The legal notice as published in the Waterbury Republican on January 7 and January 10th was read into the record by staff (Karen Griswold Nelson/kgn)

Information as read into and made part of the record by staff (kgn)

- A copy of the application as found on file in the Land Use office.
- Site plan entitled “Proposed site development Plan” dated December 2019
- Narrative entitled “Site development Plan” – A community gathering Place”
- Copy of Land Record Page Volume 84 page 323 – Special permit “150 granted to then property owners, Richard and Alicia Smithies to convert a portion of a barn to an apartment.
- Receipts of certified mailing to abutting neighbors as submitted by the applicant.

In addition, there was a clarification by staff (kgn) that the application did not require permitting from the Inland Wetlands Agency and that the applicant was addressing septic and water approvals.

Representatives in attendance to represent the application: applicants John VanDoren and Jeff Morgan, principals of West Cornwall Development Group, Erik Tietz, site designer consultant and William Colby, Colby Engineering, Goshen.

John VanDoren and Jeff Morgan addressed mapping provided with input from Mr. Colby and Mr. Tietz.

Members of the commission and members of the public asked question of the applicant’s and their representatives with input and clarification from staff (kgn)

(Partial transcript of public hearing to be attached.)

Motion made by Mrs. Timell, seconded by Mr. West to close the public hearing for **SP#250 – West Cornwall Development Group - Special Permit for the change of use of the barn (currently approved for residential with a special permit for an apartment) to a Restaurant in a GB Zone– 417 Sharon Goshen Turnpike.**

Motion made by Mrs. Timell, seconded by Mr. Gray to amend the agenda to act on **Agenda item 3 - Pending Application SP#250 – West Cornwall Development Group - Special Permit for the change of use of the barn (currently approved for residential with a special permit for an apartment) to a Restaurant in a G-B Zone– 417 Sharon Goshen Turnpike** prior to all other business; unanimously approved.

Motion made by Mrs. Timell, to approve **SP#250 – West Cornwall Development Group - Special Permit for the change of use of the barn (currently approved for residential with a special permit for an apartment) to a Restaurant in a GB Zone– 417 Sharon Goshen Turnpike** as per the oral and written testimony of the applicants, the site plan made part of the public record at the public hearing and the written narrative made part of the record. As part of the approval, the Commission determined that the Special Permit Application has satisfied the Site Plan Criteria as prescribed in Article VI and has satisfied the General standards for all special exceptions; unanimously approved.

REGULAR ZONING MEETING:

ZONING APPLICATIONS: None listed.

- 1. APPROVAL OF MINUTES:** December 8th, 2019 regular meeting.

Motion made by Mr. West, seconded by Mr. Bodwell, to approve the minutes as presented: unanimously approved.

- 2. NEW APPLICATIONS.**

SP#251 - Amy Cupp and Scott Drago owners/Churchill Building Co. applicant – Special permit for a detached accessory residential structure as per Article 8.10.4 – 327 Cream Hill Road set for public hearing February 11, 2020.

Motion made by Mr. Saccardi, seconded by Mr. Bodwell, to set **SP#251 - Amy Cupp and Scott Drago owners/Churchill Building Co. applicant – Special permit for a detached accessory residential structure as per Article 8.10.4 – 327 Cream Hill Road for public hearing on February 11, 2020;** unanimously approved.

- 3. PENDING APPLICATIONS.**

SP#250 – West Cornwall Development Group - Special Permit for the change of use of the barn (currently approved for residential with a special permit for an apartment) to a Restaurant in a G-B Zone– 417 Sharon Goshen Turnpike.

- 4. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**

FOI MEETING JANUARY 21, 2020

5. **LUA/ZONING OFFICER'S REPORT including 2020-2021 budget report.**
Open Space documents for the Stevens resubdivision

Upcoming meetings and posting of special hours for Land Use Office

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

7. **WORKSHOP MEETING** to include discussion of the process for regulatory changes consistent with the newly adopted Town Plan of Conservation and Development, **acceptance with regret of retirement letter from Commission Planning Consultant Tom McGowan** and discussion with and introduction to NWCOG staff, Janell Mullen, regarding contractual consulting services.

Gordon Ridgway, ex-officio member and Janell Mullen, NWCOG staff participated in the Workshop meeting.

Motion made Mr. Saccardi, seconded by Mr. Bodwell, to accept the retirement letter from Commission Planning Consultant Tom McGowan and to express tremendous appreciation for decades of his service to the Town of Cornwall; unanimously approved.

8. ADJOURNMENT.

Motion made by Mr. West, seconded by Mr. Bodwell, to adjourn at 8:30PM; unanimously approved.

Respectfully submitted

Karen Griswold Nelson, recording secretary acting on behalf of commission secretary James LaPorta.