

PLANNING & ZONING COMMISSION COMMISSION REGULAR MEETING MAY 12, 2020

Present: Regular members Chairman Jill Cutler, Ben Gray Jr., James LaPorta, Stephen Saccardi, alternate Phill West and LUA/ZEO Karen Griswold Nelson.

Absent: Regular members Anna Timell and Keith Bodwell, and alternates Tommy Eucalito and James Terrall.

Others present: First Selectman Gordon Ridgway and Planning Consultant Janell Mullen.

Chairman Jill Cutler called the meeting to order at 7:07PM. Alternate Phill West was seated for regular member Keith Bodwell.

REGULAR ZONING MEETING:

ZONING PERMITS. See ZEO report.

1. APPROVAL OF MINUTES: April 2020 regular meeting

Motion made by Mr. LaPorta, seconded by Mr. West to approve the minutes of the regular April 20, 2020 meeting as presented; unanimously approved.

2. NEW APPLICATIONS. None.

3. PENDING APPLICATIONS. None

4. LUA/ZONING OFFICER'S REPORT.

ZP#1082 – Andrew Peterson owner/Allied Engineering Inc. – Rebuilt and expansion of an existing single family residence – 46 Valley Road.

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

6. WORKSHOP MEETING –Discussion of priorities for moving forward on the implementation of recommendations in the Town Plan of C&D 2020.

Chairperson Jill Cutler stated that a survey of members revealed that commissioners assigned priority to the following from the implementation task list appended to the Plan of Conservation and Development:

- Updating Cornwall's home based business regulations and broadening permitted commercial activities in residential areas
- A free second cut for affordable housing
- Making multi-family housing possible to construct by for-profit as well as non-profit developers
- More flexible planning tools such as PPDs
- Revising regulations to allow social services and professional businesses to locate in Cornwall Plans
- Protecting ridgelines and creating a horizon line map
- Increasing floor size of accessory apartments

- Eliminating buildable area restrictions for homes
- Remove open space requirements for subdivisions and replace with a housing component.

Janell Mullen addressed her work being done on the upgrade and clean-up of the Zoning regulations, noting additions and edits to bring the regulations into current statutory compliance, to add new language and definitions for clarification of existing regulations, and the start of work to address the regulatory changes needed to address recommendation in the Town Plan. There was general discussion about the timing and formant for bringing forward changes to the Zoning regulations based on current meeting requirements.

7. ADJOURNMENT.

Motion made by Mr. LaPorta, seconded by Mr. Gray to adjourn at 8:20PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson