

PLANNING & ZONING COMMISSION REGULAR MEETING MARCH 12, 2019

Present: Regular members David Colbert, James LaPorta. Jill Cutler, Anna Timell, alternate members Virginia Potter, Ben Gray Jr, and Phill West and LUA/ZEO Karen Griswold Nelson.

Absent: Stephen Saccardi.

Chairman Colbert called the meeting to order at 7:06PM with a quorum established (Colbert, LaPorta, Cutler, Potter and West). Alternate member Ginny Potter was seated for regular member Stephen Saccardi and Phill West seated for the open vacant regular member seat.

PUBLIC HEARING:

Proposed amendments to the Zoning Regulations concerning Farms, Farming and Agriculture including Revisions to Article III, Section 3.1, Revisions to Article V, Supplementary Regulations, Section 5.11, addition of a new subsection "p." to Article III, Section 3.3 Special Permit Uses Permitted in any Zone: Revisions to Article VIII under specific requirements and addition of a new subsection 8.28 regarding parking: Revisions to Article VI - Site Plan Requirements - Section 6.1; Revisions to Article VIII Special Permit Requirements, Section 8.13 - delete the words "Roadside Produce Stands" and "Greenhouses"; Revisions to Article IX, Sections 9.9 and 9.11, the deletion of subsection 9.9.9 and incorporation into subsection 9.9.3; Revisions of Subsection 9.9.3 - Signs for Farming and Farm Accessory Uses, Revision to Section 9.11, subsection .1 and .1 a. and .1 b.

The entire proceedings were recorded electronically and are available in the Cornwall Land Use office. Chairman Colbert opened the hearing at 7:07PM.

Timell and Gray in.

Members seated for the hearing: Colbert, LaPorta, Cutler, Timell, Potter and West.

The legal notice as published in the Waterbury Republican on March 6 and March 9, 2019 was read into the record by staff (Griswold Nelson). Note was made of a defect in the legal notice by staff with indication made of the recommendation to continue the hearing and re-notice for the April regular meeting

Information made part of the record listed by staff.

A copy of the draft amendments on file in the Land Use office and on file in the Town Clerk's office, dated January 31, 2019 in compliance with statutory requirements that the amendments be on file in the Town Clerk's Office 10 days prior to the public hearing. Copy of the January 25th correspondence to the Northwest Hills Council of Government including draft amendments in accordance with 35 days statutory requirement of proposed zoning amendments to be forwarded to the regional planning agency.

Note was made that due to the fact that these amendment were being brought forth by the Commission, there are no other noticing requirements but that the amendments had been posted on the Town website, were available electronically by request and were referenced in the March 2019 Cornwall Chronicle.

Electronic communication dated March 12, 2019 from Jocelyn Ayer from Northwest Hills Council of Government (constituting the NWCOC report) and email correspondence from Jacque Schiller were made part of the record.

The floor was opened to the audience for comment and questions.

Patricia Bramley, (Poughkeepsie Road) commended the Commission for doing “their best to encourage agriculture” in the Town. Mrs. Bramley addressed “farmers market” in general including references to “majority” of products and the relationship to state regulations for certified farmers’ markets.

Hector Prud’homme (Town Street) addressed the consideration of expanding farmers markets beyond the proposed regulations in terms of times (days of week, months etc.) and the consideration of in addressing them in terms of agricultural home based businesses.

There was general open discussion of “farmer markets” as addressed by the State of CT Department of Agriculture with input from Mrs. Bramley.

With agreement to continue the public hearing:

Motion made by Mrs. Timell, seconded by Ms. Cutler, to continue the public hearing to the April 9th regularly scheduled meeting; unanimously approved.

APPLICATIONS FOR ZONING PERMITS. Discussed under ZEO report.

- 1. APPROVAL OF MINUTES:** January 2017 and 2018 Planning meeting minutes and February 19th regular meeting minutes.

Motion made by Mrs. Timell, seconded by Mr. Gray to approve the minutes of the February meeting with the correction of the spelling of Laurie Simmons name as shown; unanimously approved.,

- 2. PENDING APPLICATIONS:**
Proposed Agricultural regulations as listed

- 3. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**
Email correspondence from Brad Harding and Meg McMorrow made part of the record.

The correspondence was accepted with no response made as per recommendation of Commission chair, David Colbert.

**4. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.
Property line adjustment – 79 Todd Hill Road between the properties of Catherine Scaillier and James Longhi.**

Griswold Nelson addressed mapping on file (Property line adjustment of Catherine Scaillier by Godfrey Hoffman, dated 12/14/2018) showing a boundary line adjustment to correct view shed and landscaping, noting no change proposed that would jeopardize setbacks of existing structures.

5. LUA/ZONING OFFICER'S REPORT.

Yearly renewal of ZP#0786 dated May 14, 2009 granted to Bianca Langer Griggs to conduct a seasonal farmers market. – 413 Sharon Goshen Turnpike. Renewed by staff.

Yearly Renewal of ZP#1004 granted to the Cornwall Co-op Farm Market – Seasonal Farmers market on the Pine Street Town green to conduct a seasonal farmers market on the Town of Cornwall Pine Street Town Green. Renewed by staff.

6. PLANNING WORKSHOP to include but not limited discussion of ongoing activities (survey, photographs, correspondence received etc.) associated with the 2020 Plan of C&D, 2020 subcommittee (EDC, Natural Resources, Housing, Cultural, and Youth) reports, and other zoning/subdivision regulatory matters.

There was general discussion of the initial review of the results of the online survey, in particular to the age of the respondents and the overall progress of the subcommittees. The Commission agreed that all subcommittees will complete and send their draft reports to Jocelyn Ayer by April 30 for review at the regular May Meeting.

7. ADJOURNMENT

Motion made by Ms. Cutler, seconded by Mrs. Timell to adjourn at 8:30PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson