

PLANNING & ZONING COMMISSION REGULAR MEETING JULY 9, 2019

Present: Regular members Jill Cutler, Anna Timell, James LaPorta, Virginia Potter and Stephen Saccardi, alternate members Ben Gray Jr. and James Terrell, LUA/ZEO Karen Griswold Nelson and Jocelyn Ayer, NWHCOG planning consultant (in 7:30PM)
Absent. David Colbert and Phill West.

Vice chairman Jill Cutler called the meeting to order at 7:05PM with a quorum established. Alternate member Ben Gray was seated for regular member David Colbert.

PUBLIC HEARING:

SP#249 – Jane Herold and Robert Adzema – Applicants/owners – Special Permit for the use of a residential property, including existing agricultural buildings, for a Traditional Home Enterprise with limited retail sales–(Section 8- 18) -54 Sharon Goshen Turnpike.

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

Acting chairman Cutler opened the hearing at 7:08PM. Members seated for the hearing: Jill Cutler, Anna Timell, James LaPorta, Virginia Potter, Stephen Saccardi and Ben Gray Jr. The legal notice as published in the Waterbury Republican on June 25th and July 3rd was read into the record by staff.

Information made part of the record

A copy of the application as found on file in the Land Use office containing a written narrative and site plan, photographs of the previous use, assessor's card showing the existing size of the primary residence and remaining accessory structures and a Façade Improvement grant application addressing proposed façade improvements for the accessory structures.

Receipts of certified mailings to abutting neighbors were made part of the record by the applicant. Note was made that the Land Use office had received no specific written communication either by mail or electronically pertaining to this matter

Jane Herold and Robert Adzema were in the audience to represent the application. Ms. Herold read the written narrative into the record.

The floor was opened to the Commission for questions and comments.

With general agreement that the application was exceedingly well prepared, staff indicated that the only open issue was signage. It was agreed that the current regulations for a two square foot sign applied with note made that sign regulations were currently being discussed for future changes. Ms. Herold stated that such was acceptable as it was not their intent to have the original signage as once seen (West Cornwall Poultry Farm painted on the roof). It was agreed that the signage would be part of the motion of approval.

The floor was opened to the public for comment

First Selectman Gordon Ridgway spoke in favor of the application.

Mark Hewitt, former Cornwall resident and visitor from North Carolina spoke in favor of the application.

Hearing no other questions or comments:

Motion made by Mr. Saccardi, seconded by Mr. LaPorta, to close the public hearing at 7:20PM; unanimously approved.

Motion made by Mrs. Timell, seconded by Mr. Gray to amend the agenda to move **Agenda item #3A - Pending Application** prior to all other business; unanimously approved.

SP#249 – Jane Herold and Robert Adzema – Applicants/owners – Special Permit for the use of a residential property, including existing agricultural buildings, for a Traditional Home Enterprise with limited retail sales–(Section 8- 18) 54 Sharon Goshen Turnpike.

Motion made by Mr. Saccardi, seconded by Mr. Gray to approve **SP#249 – Jane Herold and Robert Adzema – Applicants/owners – Special Permit for the use of a residential property, including existing agricultural buildings, for a Traditional Home Enterprise with limited retail sales–(Section 8- 18) 54 Sharon Goshen Turnpike** as per the oral and written testimony of the applicants, the site plan and supporting information made part of the record. As part of the approval, the Commission determined that the Special Permit Application complied with all the criteria of **6.6 - Site Plan Requirements, 8.1 – 8.8 General Requirements for Special Permits and 8.18 - Traditional Home Enterprise** with the condition that a 2 square foot sign be added to the site plan with approval for the location by the Zoning enforcement officer. Motion unanimously approved.

APPLICATIONS FOR ZONING PERMITS. Under ZEO report.

- 1. APPROVAL OF MINUTES:** June 11, 2019 regular meeting January 2017 and 2018 Planning meeting minutes.

Motion made by Mr. LaPorta, seconded by Mr. Saccardi, to approve the minutes of the June 11, 2019 regular meeting as presented; unanimously approved.

- 2. NEW APPLICATIONS:** None.
- 3. PENDING APPLICATIONS:** See above.
- 4. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**

Correspondence from the Cornwall Board of Selectmen made part of the record.

Notes from NWCOC's Fifth Notes from Anna Timell on the May 30, 2019 5th Thursday meeting P&Z for Wildlife Corridors and Farm Viability was made part of the record.

- 5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

- 6. LUA/ZONING OFFICER'S REPORT.**

ZP#1063 – Thomas Nathan - Repair/replacement of an existing deck with a 12' x 20' screened in porch – 110 Cornwall Hollow Road – Permit approved.

ZP#1064 – Trinity Retreat Center – Maintenance, repair and/or replacement of seasonal cabins – 61-91 Lower River Road (Trinity Forest section/outside of the inner corridor).

ZP#1065 – Mary Ann Pirota and George Boyle - Addition of a 12' x 22' 3 season room to the north side of the house- 224 Kent Road South. Permit approved.

ZP#1066 – Bill Pattel - Construction of a 16’ x 40’ inground swimming pool – 34 Great Hollow Road. Permit approved.

ZP#1067 – Ben and Allison Lesch – Screened in porch off an existing deck – 33 Town Street. Permit approved.

ZP#1068 – Harrington/Dobson Pools LLC – Construction of a 16’ x 44 foot in-ground pool. 39 Cemetery Hill Road. Permit approved.

There was brief discussion of the permits in general. Griswold Nelson left to attend the Housatonic River Commission meeting to address Trinity Retreat Center permitting and other matters.

7. **PLANNING WORKSHOP** to include but not limited to discussion of proposed regulatory changes consistent with the 2010 and 2020 Plans of C&D. 2020 subcommittee (EDC, Natural Resources, Housing, Cultural, and Youth) reports, and other zoning/subdivision regulatory matters.

Draft “working” copies of the 2020 Plan of C&D compiled by Jocelyn Ayer were made part of the record for discussion. Jocelyn Ayer led the general discussion of the content and the changes to be made by the subcommittees prior to a full discussion at the August meeting.

8. ADJOURNMENT.

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

Respectfully submitted by

Karen Griswold Nelson