

PLANNING & ZONING COMMISSION REGULAR MEETING AUGUST 8, 2017

Present: Regular members David Colbert, Jill Cutler, Peter Kalmes, Anna Timell, alternate member Virginia Potter and commission planning consultant Tom McGowan.

Absent: Stephen Saccardi and alternate member Ben Gray Jr.

Others in attendance: First Selectman Gordon Ridgway and NWHCOG Planning Consultant Jocelyn Ayer.

Chairman Colbert called the meeting at order at 7:05PM. Alternate member Ginny Potter was seated for Stephen Saccardi. As per the request by Chairman Colbert, **Motion** made by Mrs. Timell, seconded by Mrs. Potter to the change the order of business to move agenda item 8 to the head of the agenda; unanimously approved.

8. PLANNING WORKSHOP with Jocelyn Ayer and First Selectman Ridgway 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.

Gordon Ridgway provided 3 handouts: the Berkshire Taconic Foundation report, "A Closer Look" on a number of topics related to jobs, young people, inequality and infrastructure; The Cornwall CERC 2017 Town Profile; a page on Cornwall demographics over time and a 4/17/2017 newspaper article on population decline in Litchfield County. Gordon noted "the biggest issue is population decline".

Jocelyn Ayer reported on the Core Issues in the Regional Plan of C&D. A public hearing on the Plan will be held in September. A copy of the Regional POCD was to be forwarded to Commission members in advance of the hearing. She described the Growth Policy map and the Conservation Maps and urged Cornwall to comment on its "village growth centers", as this is an opportunity to expand and further define them. Chairman Colbert offered a wholehearted endorsement of the Regional Plan, noting the plans general alignment with Cornwall's goals. He questioned, however the Sustainable Growth Policy Map, noting that the map seemed to indicate that the largest Sustainable Growth areas were near CCS and Cornwall Village, instead of our commercial village centers. James LaPorta commented on the new goal of attracting and retaining young people and emphasized its importance in the Plan.

The scheduling of the forum to launch Cornwall's new Plan of C&D was a lengthy discussion as to best date so as to avoid scheduling conflicts and maximize participation. Consensus was to re-schedule for the end of October. The Chairman outlined the 4 sub-committees and emphasized the importance of inviting specific interested parties from the general public to participate. Given the general consensus concerning the worrying decline of the younger demographic, Anna Timell suggested creating a POCD "young persons" subcommittee. Gordon noted that his intern Dean Saccardi is working on a project related to this topic.

Sub-committee reports:

Economic Development Subcommittee chairman Anna Timell reported that a draft of proposals regarding updating the agricultural section of the regulations had been sent to Tom McGowan for his review. Tom then addressed the request made by the Commission that he review the owner occupied requirement in home based businesses and apartments in residential zones. After some discussion it was agreed he would give the matter further consideration and report back at a future meeting.

1. APPLICATIONS FOR ZONING PERMITS.

SIGN PERMIT issued to Chris Hopkins for a Stone Wall Dairy Farm Sign as per plans supplied - May 2017. (Left off June agenda)

ZP#1017- Tenzin Wild owner/Dobson Pool applicant- 15' x 30' In ground pool- 78 Whitcomb Hill Road. Permit approved with pool to be installed as per surveyors stakes set 8/3/2017 and in strict compliance with 50 foot setback.

ZP#1018 – Richard Pandiscio owner/Andrew Ferentino applicant – 16' x 84' detached accessory building to provide structural support for solar panels. (Additional information being requested prior to sign off.)

2. APPROVAL OF MINUTES. July 11th regular meeting.

Motion made Anna Timell, seconded by James LaPorta, to approve the minutes as presented: unanimously approved.

3. NEW APPLICATIONS: None.

4. PENDING APPLICATIONS. None.

5. CORRESPONDENCE AND COMMUNICATIONS RECEIVED:

NWCOG's Regional Plan of C&D, proposed Flyer for the Cornwall forum.

6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

Priscilla Pavel reported that there was no EDC meeting in August.

7. ADJOURNMENT.

Motion made by Anna Timell seconded by James LaPorta to adjourn at 8:30 pm; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson