

## **PLANNING & ZONING COMMISSION REGULAR MEETING AUGUST 14, 2018**

**Present: Regular members, Jill Cutler, Peter Kalmes, James LaPorta, Anna Timell, alternate members Phil West and Ben Gray Jr. and LUA/ZEO Karen Griswold Nelson. Absent: David Colbert, Stephen Saccardi, and alternate Virginia Potter.**

Vice chair Jill Cutler called the meeting to order at 7:08PM. Alternate member Phil West was seated for Stephen Saccardi and Ben Gray was seated for David Colbert.

### **PUBLIC HEARINGS:**

#### **Benjamin S. Gray owner/Anna Christine Gray applicant – 3 Lot (Re) Subdivision – 14 Bolton Hill Road.**

Staff (Griswold Nelson) advised the Commission of an email request from the applicant to continue the public hearing based on her finding that the application remained incomplete. (Plans filed with the application did not have Torrington Area Health approval for septic) By consensus, the public hearing was continued.

#### **SP#247 Catherine Tatge and Dominique Lasseur owners/applicants – Special Permit for a Bed and Breakfast Establishment with 6 rooms as per Section 8. 12.4- 60-62 Furnace Brook Road.**

The entire proceedings were recorded electronically and are available in the Cornwall Land Use office. Vice chair Jill Cutler opened the public hearing at 7:08PM. Members Jill Cutler, Anna Timell, Peter Kalmes, James LaPorta, Phil West and Ben Gray were seated for the public hearing.

The legal notice as published in Waterbury Republican on August 7<sup>th</sup> and August 10 was read into the record. Note was made by staff that notification to abutting property owners was in order.

Documents made part of the record.

- App#247 containing a signed application, site plan, narrative, Torrington Area Health approval for septic and information from the Cornwall Building official Paul Prindle and Fire Marshal Stanley McMillan.

Dominique Lasseur, property owner, was in attendance to represent the application. The narrative prepared by the applicants/owners was read into the record by staff. Note was made by staff that the information contained in the narrative had been verified by staff in field visits to the site, and communications with the property owners.

The floor was opened to the Commission for comment. There was general agreement that the application was complete.

The floor was opened the public for comment. There was no public comment. Hearing no other questions or comments

**Motion** made by Mrs. Timell, seconded by Mr. LaPorta to close the public hearing for SP#247: unanimously approved.

**Motion** made by LaPorta, seconded by Mr. Gray to move action on Agenda item **4. PENDING APPLICATIONS. SP#247** prior to all other business: unanimously approved.

**SP#247 Catherine Tatge and Dominique Lasseur owners/applicants – Special Permit for a Bed and Breakfast Establishment with 6 rooms as per Section 8. 12.4– 60-62 Furnace Brook Road.**

**Motion** made by Mrs. Timell, seconded by Mr. West, to approve **SP#247 Catherine Tatge and Dominique Lasseur owners/applicants for a Special Permit for a Bed and Breakfast Establishment (with 6 rooms) as per Section 8. 12 “Bed and Breakfast Establishments– 60-62 Furnace Brook Road** as per the written testimony of the applicants and the site plan supplied. As part of the approval, the Commission determined that the Special Permit Application complied with all the criteria of “Section 8.12., satisfied the Site Plan Criteria as prescribed in Article VI and satisfied the General standards for all special exceptions as well as the specific standards for bed and breakfast establishments. As part of the approval, the “Special Permit” for the bed and breakfast establishment would be filed on the Land Records upon the submission of information to the Land Use office that the requirements stated in the correspondence from the Building Official and the Fire Marshall have been satisfied. Motion unanimously approved.

**1. APPLICATIONS FOR ZONING PERMITS.**

**2. APPROVAL OF MINUTES:** July 10<sup>th</sup> regular meeting.

**Motion** made by Mrs. Timell, seconded by Mr. Gray to approve the minutes of the July 10<sup>th</sup> regular meeting as presented.

**3. NEW APPLICATIONS: None.**

**4. PENDING APPLICATIONS.**

**Benjamin S. Gray owner/Anna Christine Gray applicant – 3 Lot Re-subdivision – 14 Bolton Hill Road. Continued to September.**

**5. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**

**NWHCOG 5<sup>th</sup> Thursday**

**Email correspondence from Hector Prud’homme regarding proposed agricultural regulations.** Made part of the record.

**Email correspondence received and forwarded to the Commission from Housatonic Valley Association to Marguerite Purnell** was made part of the record for discussion.

Marguerite Purnell, member of the Natural Resources Town Plan Subcommittee was in attendance and was asked to address the Proposal to create Zoning Map(s) based on criteria defined by the P&Z natural resources subcommittee.

After discussion and with input from the Land Use staff that the proposal for mapping encompassed mapping that was needed by the Land Use office as well and that there was money available in the Town Plan and the Land Use budget for the mapping described in the proposal:

**Motion** made by Mrs. Timell, seconded by Mr. West to approve the HVA proposal dated August 13, 2018: unanimously approved.

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

### **7. LUA/ZONING OFFICER'S REPORT.**

Griswold Nelson advised the Commission that the modifications to the Eversource/Bend project, consistent with the directive of the Planning & Zoning to submit an acceptable intermediate plan for the boat ramp area that did not require paving, but required additional stability to the proposed gravel path, had been submitted to and approved by the Cornwall Inland Wetlands Agency at their August meeting.

Griswold Nelson addressed the Town of Cornwall fee ordinance that allowed third party reviews of land Use applications and the protocol used for such reviews.

**8. PLANNING WORKSHOP** to include but not limited to discussion of the progress, the of 2020 Plan of C&DF, 2020 subcommittee (EDC, Natural Resources, Housing, Cultural, and Youth reports and appointments and other zoning/subdivision regulatory matters.

Plan of C&D subcommittee reports.

Housing – Jill Cutler. No new updates.

Natural Resources – no report. (Mapping addressed under other business)

EDC. Co-chairs Timell and LaPorta addressed the completed first draft of the subcommittee's report with agreement that the draft would be added to the September agenda.

Cultural – no report.

Youth. Mr. Gray and Mr. West addressed an informal meet and greet to enlist interested members for the Youth report. Based on recommendations from subcommittee co-chair Mr.'s Gray and Mr. West:

**Motion** made by Mrs. Timell, seconded by Mrs. Cutler to appoint Dean Saccardi, John Hare, Marina Kotchoubey, Iris Herman and Cale Williamson to the Youth subcommittee; unanimously approved.

Relating to the agricultural regulations being prepared by the Economic Development subcommittee, there was discussion as to the next steps. Griswold Nelson stated that she would be addressing the new proposed regulations (final draft/Ann Timell with LaPorta editing and Land Use staff note) with town counsel Perley Grimes, town Planner Tom McGowan and COG staff, Rick Lynn and Jocelyn Ayer for legal and "planning" language compliance.

## **9. ADJOURNMENT.**

**Motion** made by Mr. LaPorta, seconded by Mr. West to adjourn at 8:15PM; unanimously approved.

Respectfully submitted

Karen Griswold Nelson