

## **PLANNING & ZONING COMMISSION SPECIAL MEETING OCTOBER 22, 2019**

**Present: Regular members David Colbert, James LaPorta, Jill Cutler, Virginia Potter, Stephen Saccardi (in 7:07PM), Anna Timell, alternate members Ben Gray Jr, and Phill West, Commission planning consultant Tom McGowan and LUA/ZEO Karen Griswold Nelson**

**Others present: First Selectman Gordon Ridgway.**

Chairman Colbert called the meeting to order at 7:03PM with a quorum established.

**APPROVAL OF MINUTES:** September 10, 2019 regular meeting minutes and October 8, 2019 special meeting minutes.

**Motion** made by Mr. LaPorta, seconded by Ms. Cutler to approve the minutes of the September 10<sup>th</sup> regular meeting as presented.

Action was deferred on the October 8<sup>th</sup> meeting minutes.

### **WORKSHOP MEETING** to discuss

a. Regulatory changes to the Zoning Regulations with Tom McGowan.

Draft copies of regulations prepared by Tom McGowan made part of the record and made part of the discussion:

Article VIII – General Requirements, 8.5 standards, Revisions to Section 8.17 Home Uses and Section 3.7 General Business Zone. Correspondence dated 8.25.19, 10.9.19, and 10.15.19 was used for reference.

There was general discussion of the regulations with revisions to be made by Tom McGowan including but not limited to the need to update reference to Protecting Connecticut's Groundwater – A Guide to Groundwater Protection for Land Use officials, prepared by the DEP dated September 1984 in General Standards 8.5 subsection .5. -It was noted that the regulations had to be clarified that traditional home uses would not require a special permit. Proposed language for the introductions prepared by Anna Timell was given to Mr. McGowan for consideration. Mr. McGowan was directed to prepare new regulations based on discussion with Commission.

b. Final details regarding the Adoption of the 2020 Town Plan of Conservation and Development: including but limited to

Final language on Maps prepared as part of the Plan i.e. Planning Tools and discussion of maps to be included in the adopted Plan and/or appendixes

**Motion** made by Mrs. Timell, seconded by Mr. Saccardi to adopt the language in the October 12, 2019 email from James LaPorta to the Commission, Land Use office and Jocelyn Ayer to add the following language:

*“These maps are planning tools. **They are not intended to accurately reflect actual conditions on the ground**, Specific site investigations may be needed to confirm or deny the attributes that are reflected on the maps.”* Motion unanimously approved.

Discussion regarding the goal of promoting high speed internet and cell signal coverage. The Commission decided by consensus to adopt the following language as the action: “Develop a plan to enhance broadband, cell and internet services as an economic strategy while maintaining optimum health standards.”

There was general discussion of the following topic with agreement that the Implementation Task list status was not formally part of the Plan.

It was noted that language for Formalization of an annual meeting to address progress/benchmarks, etc. (in the Plan/or part of implementation Plan was being addressed.

Availability and form of information (electronic/print, etc.) prior to the public hearing, and after the adoption of the Plan was discussed.

After final discussion and action of the Plan regarding amendments, etc.

**MOTION** made by Me. Timell, seconded by Ms. Cutler to set the “Cornwall Town Plan of Conservation and Development 2020” for public hearing on November 12, 2019 commencing at 7Pm in Town Hall: unanimously approved,

#### **ADJOURNMENT**

**Motion** made by Ms. Cutler, seconded by Mr. Saccardi to adjourn at 9:25PM: unanimously approved.

Respectfully submitted,

Karen Griswold Nelson