

## **PLANNING & ZONING COMMISSION SPECIAL MEETING NOVEMBER 12, 2019**

**Present: Regular members David Colbert, Keith Bodwell, Jill Cutler, James LaPorta, Stephen Saccardi, and Anna Timell, alternate members Ben Gray Jr, and Phill West, Commission Town Plan consultant Jocelyn Ayer, and LUA/ZEO Karen Griswold Nelson. Absent: Alternate James Terrell.**

**Others present: First Selectman Gordon Ridgway, EDC chairman Janet Carlson, SustainableCT town coordinator Katherine Freygang, Cornwall Conservation Trust chairman Bart Jones, retiring Planning & Zoning Commission member and Plan subcommittee co-chair Ginni Potter and other members of the public.**

Chairman Colbert called the meeting to order at 7:05PM with a quorum established. All regular members were seated for the evening's business and alternates allowed to participate.

### **PUBLIC HEARING: Cornwall Town Plan of Conservation and Development 2020 – (draft on file in the Cornwall Town Clerk's Office and Land Use office)**

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

David Colbert opened the public hearing at 7:09PM with all regular members seated for the proceedings.

The legal notice as published in the Waterbury Republican on October 31<sup>st</sup> and November 7, 2019 was read into the record by staff.

Information on file and made part of the record:

- August 31<sup>st</sup> correspondence from the Planning & Zoning Commission (P&Z) to the Northwest Hill Council of Governments (NHCOC) with draft Town Plan attached. Time stamped by Town Clerk Vera Dinneen 9/3/2019 (To show compliance with requirement for Plan to be filed with the NHCOC 65 days prior to the opening of the public hearing)
- September 3, 2019 correspondence from the Cornwall Conservation Commission (CCC) to the Board of Selectmen (BOS) and copied to P&Z
- September 4, 2019 correspondence from the CCC regarding 2020 Plan of Conservation and Development
- July 17, 2019 correspondence from the CCC (received electronically) constituting summary of public comments from Cornwall's Community Forums)
- September 10<sup>th</sup> correspondence from P&Z to First Selectman Gordon Ridgway regarding delivery and receipt of the draft Plan by the Board of Selectmen
- September 27 email correspondence and attachment from Meg McMorro and Brad Harding to the P&Z, BOS and others.
- October 1, 2019 correspondence from the BOS to P&Z regarding review and approval of draft Plan of C&D
- October 6 email correspondence from Samuel Waterston to P&Z chairman.
- October 8<sup>th</sup> emails from Joanne Wojtusiak to P&Z chairman David Colbert (copied by Land Use office and made part of the record.

- October 8<sup>th</sup> correspondence with attachments from John & Catherine Harding to P&Z made part of the record at the October 8<sup>th</sup> P&Z special meeting.
- October 7<sup>th</sup> correspondence with attachments from Judy Herkimer to P&Z and made part of the record at the October 8<sup>th</sup> P&Z special meeting.
- March 21, 2019 correspondence from Board of Finance to P&Z (request to be added to the record)
- October 5, 2019 NHCOC referral response (via email to [cwlanduse@optonline.net](mailto:cwlanduse@optonline.net))
- October 9, 2019 correspondence from Katherine Freygang to the P&Z and Board of Selectmen
- October 15<sup>th</sup> correspondence (emailed to David Colbert from Johan Winnser)
- October 16, 2019 correspondence from Katherine Freygang to the P&Z and Board of Selectmen
- October 17, 2019 correspondence from BOS to P&Z, Karen Nelson, Jocelyn Ayer and NWCOG
- October 17, 2019 email correspondence from Todd Piker to P&Z
- October 28 email correspondence from Hector Prud'homme to Land Use office and Jocelyn Auer
- October 29, 2019 correspondence (Time stamped by Town Clerk Vera Dinneen 10/29/2019 from the P&Z to NHCOC, regarding filing of draft copy of the Plan of C&D, (To show compliance with requirement for Plan on file in the Town Clerk's Office 10 days prior to the opening of the public hearing.
- October 16, 2019 correspondence from Trinity Wall Street (received electronically November 7, 2019 via email.net to cwlanduse@optonline
- October 29<sup>th</sup> email correspondence to Republican American for publication of legal notice in the publication on October 31<sup>st</sup> and November 7, 2019
- November 9<sup>th</sup> email correspondence from Mark Wilson containing comments from Verne Henshell to be made part of November 12<sup>th</sup> meeting
- November 9<sup>th</sup> email correspondence from Katherine Freygang to Land Use office, BOS and P&Z
- November 12, 2019 email correspondence and responses between Anna Timell, James LaPorta and Janet Carlson Sanders
- November 12<sup>th</sup> correspondence to P&Z from Judy Herkimer
- November 12<sup>th</sup> email correspondence from Mag Cooley to David Colbert and Land Use office on behalf of the Cornwall Housing Corporation to P&Z

**Motion** made by Mr. Saccardi, seconded by Ms. Cutler to close the public hearing; unanimously approved.

#### **REGULAR ZONING MEETING:**

**Motion** made by Mrs. Timell, seconded by Mr. Bodwell, to change the order of business: unanimously approved to open discussion and act on Agenda item 3 Pending application prior to all other business.

**Cornwall Town Plan of Conservation and Development 2020 – (draft on file in the Cornwall Town Clerk’s Office and Land Use office) DISCUSSION AND ACTION**

**Motion** made by Mrs. Timell, seconded by Mr. LaPorta to accept the amendments and changes to the original draft Plan (posted on the Town website August 31<sup>st</sup> and reposted October 26; unanimously approved.

The floor was opened for discussion;

**Motion** made by Mr. Colbert, seconded by Ms. Cutler, to adopt the Town Plan of C&D as posted, discussed and amended at the evening’s meeting with agreement that the effective date would be January 1<sup>st</sup>, 2020; unanimously approved.

**ZONING PERMITS**

**Judith McNeil – applicant/owner – 12’ x 20; deck expansion to an existing single family residence – 92 Popple Swamp Road,**

**William Berry applicant/owner– 8’ x 12’ shed/no foundation – 45 Lake Road. Permit approved.**

**Steve Heaney applicant/owner – 12’ x 16’ shed – 33 Pierce Lane. Permit approved.**

**Lawrence Stevens – Replacement and expansion of an existing deck to include a screened porch – 293 Cream Hill Road. Permit approved.**

**Andrew Stathopoulos & Philippa Durant owners /John Bolus applicant – Inground swimming pool. Permit approved.**

1. **APPROVAL OF MINUTES:** October 8, 2019 special meeting minutes and October 22, 2019 minutes.

**Motion** made by Mrs. Timell, seconded by Mr. Saccardi, to approve the minutes of the October 8<sup>th</sup> special meeting as presented: approved by all members in attendance at the meeting

**Motion** made by Mrs. Timell, seconded by Mr. LaPorta, to approve the minutes of the October 22<sup>nd</sup> special meeting as presented: approved by all members in attendance at the meeting.

2. **NEW APPLICATIONS:**

**Lawrence M. Stevens Jr. Owner/applicant - Resubdivision – 293 Cream Hill Road (3 new lots/1 Existing - Set for public hearing December 10, 2019**

**Motion** made by Mrs. Cutler, seconded by Mrs. Timell, to set the application for public hearing on December 10<sup>th</sup>, 2019; unanimously approved.

3. **PENDING APPLICATIONS. See above.**

- 4. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**  
**Report from staff on the October 29<sup>th</sup> 5<sup>th</sup> Thursday NWCOG meeting.**
- 5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**  
**Boundary Line Adjustments as per Map Supplied/Proposed Resubdivision –**  
**293 Cream Hill Road. (Map, TAHD and legal opinion on file)**
- 6. WORKSHOP MEETING. None.**
- 7. ADJOURNMENT**

**Motion** made by Mrs. Timell, seconded by Mr. Saccardi, to adjourn at 8:50PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson