

PLANNING & ZONING COMMISSION REGULAR MEETING NOVEMBER 14, 2017

Present: Regular members David Colbert, Peter Kalmes, James LaPorta, Stephen Saccardi (in 7:40pm) Anna Timell, alternate members Virginia Potter and Ben Gray Jr. and LUA/ZEO Karen Griswold Nelson.

Others present: Priscilla Pavel, EDC representative, First Selectman Gordon Ridgway and members of the public.

Chairman David Colbert called the meeting to order at 7:12AM. Alternate member Ginny Potter was seated for regular member Stephen Saccardi until his arrival.

1. APPLICATIONS FOR ZONING PERMITS.

ZP#1027 - James (corrected to John) LaPorta - Construction of a 16' x 40' single story tool shed - no plumbing and no living space - 253 Great Hollow Road. Permit approved.

ZP#1028 - Tom Levine owner/John Bolus applicant - 18' x 45' in ground swimming pool - 92 Town Street. Permit approved.

ZP#1029 - Vldadamir Parizhsky/Dirk and Sam Sabin - 18' x 45' in ground swimming pool - 22 Whitcomb Way - Permit approved.

ZP#1030 - Joan Thitchener - 24' x 36' garage with attached breezeway - 315 Cream Hill Road - Permit approved.

ZP#1031 - Carlos Moreno and Courtney White - Decks and a detached 10' x 20' shed- 197 Kent Road.

ZP#1032 - Joseph and Jennifer Markow - 12' x 14' detached shed - 75 Hautboy Hill Road.

2. APPROVAL OF MINUTES. October 10th regular and October 20th Planning meeting
Deferred until the next regular meeting.

Motion made by Mr. LaPorta, seconded by Mrs. Timell, to amend the agenda to add **#3A. - Thalia Scoville owner/Frederick Scoville applicant - One lot re -subdivision - Town Street and Approval of meeting dates** under agenda item 6. **Other business;** unanimously approved.

3. NEW APPLICATIONS:

#3A. - Thalia Scoville owner/Frederick Scoville applicant - One lot re -subdivision - Town Street

Griswold Nelson addressed the submission of the re-subdivision application in order to validate the creation of a parcel that never appeared to have been properly approved through the subdivision and/or re-subdivision process after the inception of zoning.

Griswold Nelson advised the Commission that she was in agreement with the applicant's legal counsel, Attorney Charles Roraback, that the process of setting the application for a public hearing required as part of an approval for a resubdivision was the best method to assure that the transfer of the parcel in the future would be legal and binding.

Motion made by Mr. LaPorta, seconded by Mrs. Timell, to set the application for public hearing at the regularly scheduled December 12th meeting; unanimously approved.

4. PENDING APPLICATIONS. None.

5. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.

Notes from the November 10, 2017 Wastewater Management Meeting prepared by Anna Timell was read into and made part of the record.

6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

- **Robinson Lacy and Karen Doeblin owners – First split of property – 26 Dudley Town Road.**

Information made part of the record:

- October 7th, 2017 correspondence from Robinson Lacy and Karen Doeblin, 150 Valley Road and property owners of 26 Dudley Town Road, Tax Lot D04 04 05
- November 6, 2017 correspondence from Attorney Michael D Rybak of the law firm of Guion, Stevens and Rybak LLP.
- Mapping entitled "Map Prepared for Robinson Lacy and Karen Doeblin, 26 Dudley Town Road, Cornwall, CT, dated June 15, 2016 prepared by Mathias Kiefer.
- November 9, 2017 correspondence from Torrington Area District Health re: 26 Dudley Town Road.

After review and discussion of the information submitted, including the mapping, TAHD correspondence and the legal opinion from Attorney Michael Rybak, it was agreed that the cut of the land known as 26 Dudley Town Road as described constitutes a first cut.

- **Approval of meeting dates for the year 2018**

Motion made by Mr. Saccardi, seconded by Mrs. Timell, to approve the meeting dates of January 9, February 13, March 13, April 10, May 8, June 12, July 10, August 14, September 11, October 9, November 13 and December 11, all meeting on the second Tuesday commencing at 7PM at the Cornwall Library with the exception of the January 20th Planning meeting at the Cornwall Consolidated School commencing at 10AM; unanimously approved

7. LUA/ZONING OFFICER'S REPORT.

8. PLANNING WORKSHOP to include but not limited to discussion of the fall Planning Forum, subcommittees and proposed "agricultural" regulations being brought forth for discussion by the Economic Development subcommittee.

A revised draft version of agricultural regulations, dated November 7th, prepared by the Economic Development subcommittee was made part of the record for discussion. Note was made that the draft reflected input from a recent ED subcommittee meeting with Gordon Ridgway and Karen Nelson in attendance. There was general discussion of the regulations with agreement that the draft regulations would be revisited with town planner Tom McGowan.

9. ADJOURNMENT.

Motion made by Mr. Saccardi, seconded by Mrs. Timell, to adjourn at 9:20PM; unanimously approved.

Respectfully submitted

Karen Griswold Nelson