

## **PLANNING & ZONING COMMISSION SPECIAL MEETING NOVEMBER 27, 2018**

**Present: Regular members David Colbert, Jill Cutler, James LaPorta, Stephen Saccardi (out 7:30), Anna Timell, alternate members Virginia Potter, Ben Gray Jr., Commission planning consultant Tom McGowan and LUA/ZEO Karen Griswold Nelson.**

**Absent: Phill West and Peter Kalmes.**

**Others present: Priscilla Pavel and Hector Prud'homme.**

Chairman David Colbert called the meeting to order at 7:00 PM.

### **1. WORKSHOP MEETING with commission planner Tom McGowan regarding agricultural regulations and other matters relating to the Plan of Conservation and Development and commission roles and duties.**

The floor was opened for general discussion of the agricultural regulations as previously prepared and heard in public hearing and withdrawn (June 2018) and the new set of regulations (July 2018) being brought forth for consideration.

Noting concerns regarding the wording of both sets of regulations, Mr. McGowan stated his belief that the regulations as prepared would be difficult to administer and might prove difficult to defend, if challenged.

Mr. McGowan first addressed the authority and discretion afforded to the Planning & Zoning Commission by statute in matters pertaining to different types of applications including zoning permits, site plans, and special permits/special exceptions and permitted uses. Mr. McGowan addressed the terms by definition of "subordinate", "accessory" and "incidental to". With general agreement that the issues raised by Mr. McGowan needed to be addressed, there was commission consensus that Mr. McGowan be charged with re-writing the regulations to address his raised concerns.

### **2. ADJOURN**

**Motion** made by Mrs. Timell, seconded by Mr. LaPorta to adjourn at 9:15PM; unanimously approved.

Karen Griswold Nelson, LUA

Town of Cornwall. CT