

**PLANNING & ZONING COMMISSION REGULAR ZOOM MEETING FEBRUARY 9, 2021**

**Present:** Regular members Keith Bodwell, James LaPorta, Stephen Saccardi, Anna Timell and Phill West, alternate members Bruce Bennett, Will Evans, and Christine Gray and LUA/ZEO Karen Griswold Nelson.

**Absent:** None.

**Others present:** Planning Consultant Janell Mullen and ex-officio member Gordon Ridgway.

Chairman Anna Timell called the meeting to order at 7:05 PM with a quorum established. All members participated in the evening's proceedings.

**REGULAR ZONING MEETING:**

**ZONING APPLICATIONS:**

1. **APPROVAL OF MINUTES:** January 12, 2021 regular meeting and February 4, 2021 planning meeting.

**Motion** made by Mr. West, seconded by Mr. Saccardi to approve the minutes of the January 12 meeting as presented; unanimously approved.

Action on the February 4<sup>th</sup> meeting was deferred at the request of staff.

2. **NEW APPLICATIONS.** None.

3. **CORRESPONDENCE AND COMMUNICATIONS**

Correspondence forwarded to Commission members regarding a March 6, 2021 all day land use legal workshop sponsored by the Connecticut Bar Association.

4. **LUA/ZONING OFFICER'S REPORT.**

**Zoning Permits and other Zoning matters:**

**ZP#1109 - John Van Doren owner/Litchfield County Pools Inc. \_ 16' x 50' swimming pool and spa - 38 Bradford Road**

**ZP#1110 - James Young applicant/owner - 36' x 54' accessory structure - 116 Kent Road**

**Yearly renewal of ZP#0786 dated May 14, 2009 granted to Bianca Langer Griggs to conduct a seasonal farmers market. - 413 Sharon Goshen Turnpike.**

**Yearly Renewal of ZP#1004 dated March 2017 granted to the Cornwall Co-op Farm Market to conduct a seasonal farmers market on the Town of Cornwall Pine Street Town Green.**

5. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.** None.

**6. WORKSHOP MEETING** – Workshop for commission members and staff on regulatory changes with Planning Consultant Janell Mullen.

Document prepared by Janell Mullen, entitled Town of Cornwall Zoning Regulations Draft Proposal (02) updated to February 5, 2021- Home Businesses - This section is intended to replace Section 8.16-8.21, which is currently entitled "Home Uses". This update to the Zoning Regulations is intended to be placed after Section 5.14 within Supplementary Regulations rather than its current placement. Distributed electronically to all commission members, (prior to the meeting) was made part of the record for the evening's discussion. (Shared on Zoom screen for all attendees.)

All Commission members, staff and ex-officio member Gordon Ridgway, opened discussion of the document as prepared for additions, deletions and changes. Ms. Mullen was to make changes as discussed.

It was agreed that a finalized document be prepared for the February regular meeting but to move ahead and set the regulations for public hearing in April.

**Motion** made by Mr. Bodwell, seconded by Mr. West to set the regulations (Home Businesses - section intended to replace Section 8.16-8.21, which is currently entitled "Home Uses" and be placed after Section 5.14 within Supplementary Regulations: unanimously approved.

**PUBLIC COMMENT REGARDING AGENDA ITEMS**

The floor was opened to the public for comment. No comments.

There was general discussion of the status and methodology and timing of the overhaul to the current regulations, with suggestions made that a use chart as prepared by Janell be part of the discussion at the next workshop meeting. Protocol for public hearings etc. was discussed. It was requested by (LaPorta) and agreed upon that the draft regulations discussed as part of the evening's workshop meeting be re-reviewed for final edits at the February 9, 2021 meeting (final copy to be public hearing copy)

**7. ADJOURNMENT**

**Motion** made by Mr. LaPorta, seconded by Mr. West to adjourn at 8:35PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson