

PLANNING & ZONING COMMISSION REGULAR ZOOM MEETING MARCH 8, 2022

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

Absent: and Phill West and Will Evans

Others present: Commission Planning Consultant Janell Mullen.

Chairman Anna Timell called the meeting to order at 7:04PM with a quorum established. Alternate Bruce Bennett was seated for regular member Phill West.

REGULAR ZONING MEETING:

ZONING APPLICATIONS:

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.

Griswold Nelson addressed her yearly renewal of the two one-year permits, noting that she approved the permits based on applicant's stated intent of consistency with the original permit. It was noted that she had not personally spoken to Bianka Griggs but she was confident that the original terms of the permit relating to parking of the attendees and her previously expressed concerns regarding safety would be addressed.

1. APPROVAL OF MINUTES: February 8, 2022

Motion made by Mr. LaPorta, seconded by Mr. Bennett to approve the minutes of the February 8, 2022 regular meeting as presented: unanimously approved.

2. NEW APPLICATION

SP#254 – James D. (Douglas) Gold & Janice Garity, owners/applicants – Special Permit for a detached accessory apartment – 16 Rexford Road.

Motion made by Mr. Bodwell, seconded by Mr. LaPorta, to set **SP#254 James D. Gold and Janice Garity – Special permit for a detached accessory apartment for public hearing** on April 12, 2022; unanimously approved.

3. PENDING APPLICATIONS. None.

STAFF REPORTS

LUA/CZEO – Karen Griswold Nelson

Griswold Nelson gave a brief overview of continuing positive activity being seen in both Cornwall Bridge and West Cornwall countered by the need for Land Use staff to address the lack of information being made available in real estate transactions.

4. CORRESPONDENCE AND COMMUNICATIONS.

Griswold Nelson stated that none had been received that had been directly sent to the Commission at large.

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

6. PLANNING WORKSHOP MEETING - Workshop for commission members and staff with Planning Consultant Janell Mullen.

1. Timeline Review

2. Reformatting Project Work.

Chairman Timell gave an overview of the expected timeline, stating that while the Commission was on track and exceeding early expectations, it was important not to forget about the statutory changes that had to be addressed in the next year. She reminded the Commissioners that the effective date of the Accessory Apartment portion of the new state law in January 2023. There was some discussion of how the Commissioners wish to approach amending the regulation.

A revised draft copy of Article 4, “Definitions and Interpretations”, and “Dimension Requirements” prepared by Janell Mullen, forwarded electronically to the Commission prior to the meeting was made part of the record for discussion and screen shared.

There was discussion of the proposed regulations, with clarification, questions, wordsmithing changes, and deletions.

There was a brief discussion regarding possible changes to the meeting format, and the consideration of returning to in-person meetings with the matter to be followed by Chairman Timell to First Selectman Gordon Ridgway.

7. ADJOURNMENT.

Motion made by Mr. LaPorta, seconded by Mr. Saccardi to adjourn at 8:45PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson