

PLANNING & ZONING COMMISSION REGULAR ZOOM MEETING MAY 10, 2022

Present: Regular members Anna Timell, Christine Gray, James LaPorta, Stephen Saccardi and Phil West, alternate members Bruce Bennett, Will Evans and Michelle Shipp (in 7:23PM) and LUA/ZEO Karen Griswold Nelson.

Absent: Keith Bodwell.

Others present: Commission Planning Consultant Janell Mullen.

REGULAR ZONING MEETING

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

Chairman Timell asked the Commission to amend the Agenda to add **8-24 Referral from the Board of Selectmen and a Certificate of Zoning Compliance for SP#250 – West Cornwall Development Group - Special Permit for the change of use of the barn (currently approved for residential with a special permit for an apartment) to a Restaurant – 417 Sharon Goshen Turnpike** (approved at the January 14, 2020 meeting) **Motion** made by Mr. Saccardi, seconded by Mr. West, to amend the agenda as stated: unanimously approved.

ZONING APPLICATIONS:

1. APPROVAL OF MINUTES: April 12, 2022

Motion made by Mr. LaPorta, seconded by Mr. West to approve the minutes of the April 12, 2022 regular meeting as presented: approved by Mr.'s Bennett, LaPorta, Saccardi and West, and Mrs. Timell. Ms. Gray abstained due to non-attendance.

2. NEW APPLICATIONS.

(Language as shown on the amended agenda posted on the website and with the Town Clerk less than 24 hours prior to the meeting/kgn note)

8-24 referral /As per the request from the Board of Selectmen, acting under Section 8-24 of the Connecticut General Statutes, for the Planning & Zoning Commission to consider and act upon a request for the Town to authorize them to execute an Easement Agreement in Favor of Blaine E. Mathews Jr., his heirs, successors and assigns, granting to him a permanent easement to replace, maintain and repair the existing pipe carrying septic tank effluent from Parcel A beneath Whitcomb Hill Road to Parcel B as shown on a survey on file as Map #291 in the Cornwall Land Records. A copy of said Easement Agreement showing all the terms and conditions of said Easement Agreement is on file in the office of the Town Clerk in Cornwall, CT for its review by the public. (As referenced on the Town Meeting call)

Griswold Nelson gave an overview of the 8-24 request to grant an easement to property owner Blaine Matthews for the repair of a failing septic system for his residential property on Whitcomb Hill, noting that the septic system was on a separate vacant parcel across the road. Griswold Nelson addressed current practice that parcels separated by a town road cannot be considered as and/or combined into a single parcel. Griswold Nelson addressed the timing for the matter to be addressed on an upcoming Town meeting agenda and the urgency of the situation due to the lack of any appropriate land to site the septic system on the uphill parcel with the existing single family residence. Griswold Nelson stated that she would be filling the motion in the statutory language needed for the Town meeting call.

Motion made by Mr. West seconded by Mr. LaPorta, that the Planning & Zoning Commission of the Town of Cornwall, pursuant to Section 8-24 of the General Statutes, having reviewed the proposal for an Easement Agreement in favor Blaine E. Matthews, his heirs, successors and assigns, granting to him a permanent easement to replace, maintain and repair the existing pipe carry septic effluent from Whitcomb Hill Road, as shown on mapping made part of the record, hereby approve the proposal; unanimously approved.

3. PENDING APPLICATIONS. None.

4. STAFF REPORTS

LUA/CZEO – Karen Griswold Nelson

Certificate of Zoning Compliance for SP#250 – West Cornwall Development Group - Special Permit for the change of use of the barn (currently approved for residential with a special permit for an apartment) to a Restaurant – 417 Sharon Goshen Turnpike.

Griswold Nelson addressed her sign-off on the Certificate of Zoning Compliance for “Frank’s Place” in West Cornwall, noting some minor change to the site plan approved including a handicapped ramp and the infill of one corner of the existing structure to address the needs of the restaurant. Griswold Nelson, noting the approval of the special permit at the last in-person meeting in January 2020, addressed a recent event prior to the formal opening to thank the members of the community that helped to make the restaurant a community asset. Griswold Nelson, noting her attendance at the event, stated her belief that the thanks were to be extended to Commission as well.

5. CORRESPONDENCE AND COMMUNICATIONS.

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

6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION. None

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

A draft copy of Article 6, Special Permit and Site Plan approval, 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 general discussion regarding the June 14th meeting during which the: "Opting-out of the accessory dwelling unit provisions of Public Act 21-29" public hearing was to held.

8. ADJOURNMENT.

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

Respectfully submitted

Karen Griswold Nelson

For commission secretary Phil West