

PLANNING & ZONING COMMISSION REGULAR ZOOM MEETING JULY 12, 2022

Present: Regular members Anna Timell, Keith Bodwell, James LaPorta, and alternate members Bruce Bennett, Will Evans and Michelle Shipp and LUA/ZEO Karen Griswold Nelson.

Absent: Stephen Saccardi, Phill West, and Christine Gray

Others present: Commission Planning Consultant Janell Mullen

Chairman Anna Timell called the regular meeting to order at 7:03PM with a quorum established. Alternate member Michelle Shipp was seated for regular member Stephen Saccardi, Will Evans for regular member Christine Gray and alternate Bruce Bennett for regular member Phill West.

REGULAR ZONING MEETING:

ZONING APPLICATIONS:

ZP#1144 – Kim and Patrick Redmond -- additions and alterations- 2 Swifts Bridge Road. Pending wetlands approval.

ZP#1145 – Jonathan and Celina Stein – relocation and improvements to a 2 bedroom detached residential structure and pool - 3 Hart Hill Road.

1. APPROVAL OF MINUTES: June 14, 2022 regular meeting

Motion made by Mr. Bennett, seconded by James LaPorta, to approve the minutes of the June 14th regular meeting as presented: approved by Bruce Bennett, James LaPorta, Michelle Shippe and Anna Timell. (Members in attendance at the June meeting)

2. NEW APPLICATIONS. None.

3. PENDING APPLICATIONS. None.

4. STAFF REPORTS

LUA/CZEO – Karen Griswold Nelson addressed ongoing work on permitting including the first Altice/Optimum application for the location of a cabinet within the town right of way. Griswold Nelson also addressed positive notes regarding the approval of the waste water treatment plant in West Cornwall, and work with an applicant to change to the use of an existing building in Cornwall Bridge currently being used for office space back to a previously approved retail use. Note was made of the process to move the matter forward in the form of a letter to the prospective owners bank to allow the transfer of the property to the new use. Griswold Nelson addressed other positive signs regarding interest in properties being transferred for future uses as well new home bases businesses coming into the town. Griswold Nelson addressed the process for zoning violations, indicating work on a current zoning violation in collaboration with the town attorney.

5. CORRESPONDENCE AND COMMUNICATIONS. None.

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, VIII –“Overlay Zones “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.

8. ADJOURNMENT.

Motion made by Mr. Bodwell seconded by Mr. LaPorta to adjourn at 9:00PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phill West