

PLANNING & ZONING COMMISSION REGULAR MEETING SEPTEMBER 13, 2022

Present: Regular members Anna Timell, Keith Bodwell in 7:37PM, Christine Gray, James LaPorta, Stephen Saccardi, and Phill West, alternate members Bruce Bennett and Will Evans and LUA/ZEO Karen Griswold Nelson.

Absent: Michelle Shipp

Chairwoman Anna Timell called the regular meeting to order at 7:03PM with a quorum established. Bruce Bennett was seated for regular member Keith Bodwell until his arrival and all members taking part in all proceedings.

REGULAR ZONING MEETING:

ZONING APPLICATIONS: See under ZEO report

- 1. APPROVAL OF MINUTES:** August 9, 2022, regular meeting

Motion made by Mr. Bennett, seconded by Mr. West, to approve the minutes of the August 9, 2022 regular meeting as presented: approved

- 2. NEW APPLICATIONS. None.**
- 3. PENDING APPLICATIONS. None.**
- 4. STAFF REPORTS**
LUA/CZEO – Karen Griswold Nelson

Griswold Nelson gave a brief overview of Land Use office business and addressed some details regarding the zoning permits listed.

ZP#1147 (misnumbered on last agenda) Keryn O'Donnell applicant- Accessory structure (garden shed) 12' x 20" for agricultural purposes – O'Donnell re-subdivision – Lot 2A -73 Cogswell Road. Permit approved.

ZP#1149 – Stephen Maine/Gelah Penn – Addition to single family residence and to garage/shed – 77 Pierce Lane.

ZP#1150 – Gift of Giving – Change of use (from office back to retail- 22 Kent Road South. Use approved – signage in process.

ZP#1151 – Christopher Jackson (dba C&M Carting Company) Home based business – 134 Dibble Hill Road. Permit approved.

ZP#1152 – Sandford and Lyndee Statler – modifications to existing entrance (deck and stone work) for access – 105 Kent Road South. Permit approved.

ZP#1153 – Donald Bracken and JoAnne Torti – additions and accessory structures – subject to ZBA and additional information.

ZP#1154 – Blaine Matthews owner/Earthlite Technologies applicant – ground mounted solar array – Whitcomb Hill Road. Permit granted.

ZP#1155 – Gerald and Linda Schofield – Accessory apartment within an attached existing structure – 206 Great Hollow Road

5. CORRESPONDENCE AND COMMUNICATIONS. None listed

6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

- Draft Request of letter of support for Cornwall Conservation Trust for a letter of support for a CT's Connecticut open space grant for the conservation of 32 acres on Quarry Hill prepared by staff for consideration.

The draft letter prepared by staff was discussed with agreement that the letter was appropriate and that all members, by voice consensus, were in agreement with the letter as drafted being signed by the chair and forwarded to the Cornwall Conservation trust.

- Draft 2021-2022 Annual report prepared by staff and commission chair.

In progress. No final draft presented.

7. PLANNING WORKSHOP MEETING - Workshop for commission members.

A draft copy of Article, "Signs and Parking" prepared by Janell Mullen, forwarded electronically to the Commission prior to the meeting was made part of the record for discussion. There was discussion of the proposed regulations, with clarification, questions, wordsmithing changes, and deletions. General consensus was to keep the current zoning regulations with changes to only to make the regulations current with state legislation, to reorganize for the sake of clarity and to modify now old-fashioned terminology.

REVISIT - OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION

Chairman Timell re-addressed the consideration of forming an Accessory Apartment aka ADU subcommittee to create an initial draft for discussion. It was suggested that the committee be James LaPorta, Phill West and Will Evans.

Chairman Timell addressed the Commission's need to address actions pertaining to CGS Chapter 420h - Regulation of Adult-Use Cannabis with the process (public hearing needed in the case of a moratorium??) to be addressed by staff (Timell, Mullen and Nelson)

ADJOURNMENT.

Motion made by Mr. Bodwell seconded by Mr. LaPorta, to adjourn at 8:58PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phill West.