

## **PLANNING & ZONING COMMISSION REGULAR IN-PERSON MEETING MAY 9, 2023**

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

**Absent: None. Others present: Commission Planning Consultant Janell Mullen**

Chairman Anna Timell called the meeting to order at 7:04PM with a quorum established.

### **PUBLIC HEARING – REFORMATTED ZONING REGULATIONS.**

Links listed as part of the meeting:

Informational PowerPoint on the Town of Cornwall website.

<https://cornwallct.org/wp-content/uploads/2023/04/Cornwall-Zoning-Regulation-Reformat-Project.pptx>

DRAFT COPY OF ZONING REGULATIONS

<https://cornwallct.org/wp-content/uploads/2023/04/April-2023-CZR-DRAFT-FINAL-.pdf>

The entire proceedings were recorded electronically and are available in the Town of Cornwall website. Documents made part of the record: (as read by staff)

Chairman Timell opened the public hearing at 7:05M. All regular members were seated for the hearing and alternate members given permission to ask questions.

Chairman Timell address issues associated with the noticing of the evening's public hearing, including the information on the agenda as to time (none listed on the amended agenda on the website) and information in the May issue of the Cornwall Chronicle listing the meeting as ZOOM. Based on the noticing defects, chairman Timell stated that public hearing would be opened and continued to June 13<sup>th</sup>, an In-person meeting only at the Cornwall Library.

Chairman Timell read a prepared document in the record (and placed on file) regarding the history of the reformatted regulation project, addressing changes to regulations to address statutory compliance and court process, the addition of 25 definitions for clarity, and the process to make the regulations more accessible and clearer with no change to the intent or expected outcome of the original regulation.

The floor was opened to staff to address information made part of the file.

- The legal notice (originally posted on the Cornwall Website in April and on file in the Town Clerks Office dated April 17, 2023.)
- The legal notice as published in the Waterbury Republican April 28 and May 5.
- A copy of the draft amendments (time stamped April 17, 2023) on file in the Land Use office and on file in the Town Clerk's office, in compliance with statutory requirements that the amendments be on file in the Town Clerk's Office 10 days prior to the public hearing.

- Email Confirmation, from the Land Use office to Emily Hulquist at the Northwest Hills Council of Elected Official of the receipt of draft Reformatted regulations sent to the Northwest Council of Government for review to comply with the 35 day statutory time frame and response of no need to review as reformatting does not constitute statutory view.

The floor was opened to the public from comment,

Gordon Ridgeway, Cornwall First Selectman, thanked the Commission for their work on this “important document” to make it clearer, easier to use, and consistent with state statutes.

Nancy Berry spoke in favor, addressing the diligence and thoroughness of the Commission in their long term work on the regulations.

Ann Trowbridge, noting experience relating to land use planning, called the reformatted regulations a vast improvement –shorter, better organized and easier to use.

Nancy Berry raised questions regarding the change of the word “family” to household and when, and why two family dwelling units had been removed from the regulations,

Marguerite Purnell, stating that she would be submitting written comments, addressed issues with the process of statutory link in the regulations. Additional comments were to be submitted.

Hearing no other comments from the audience:

**Motion** made by Mr. Bodwell, seconded by Mr. LaPorta to continue the Public Hearing for “Reformatted Zoning Regulations, to the June 13, 2023 regular meeting, commencing at 7:00PM IN PERSON in the Cornwall Library, 30 Pine Street: unanimously approved.

## **REGULAR ZONING MEETING:**

### **ZONING APPLICATIONS:**

#### **1. APPROVAL OF MINUTES: APRIL 11 regular meeting**

**Motion** made by Mr. Bodwell, seconded by Ms. Gray, to approve the minutes of the April regular meeting as presented; unanimously approved.

#### **2. NEW APPLICATIONS. None**

#### **3. PENDING APPLICATIONS.**

**Town of Cornwall Zoning Regulations as reformatted – Public Hearing May 9 CONTINUED to June 13, 2023 in person at the Cornwall Library.**

#### **4. STAFF REPORT**

## **5. LUA/CZEO – Karen Griswold Nelson**

Griswold Nelson addressed the two zoning permits listed on the agenda, recent conversations about progress at the Pink/White house based on the recent site plan approval, and no enforcement actions.

**ZP# 1176 – Gene (and Eileen) Black owners/applicant – Construction of a new single family residence and minor home based business known as Gene Black Home Improvements and General Contractor – 27 Day Road. Permit approved.**

**ZP#1177 – Town of Cornwall owner/Cornwall Park and Recreation Commission – Kiosks and signage for Foote Fields recreation facility – 65 Furnace Brook Road.**

**Enforcement Actions – KGN – None**

## **6. CORRESPONDENCE AND COMMUNICATIONS.**

Chairman Timell acknowledged communications received from David Colbert regarding the Reformatted Zoning Regulations.

Chairman Timell gave an overview of her written communications (made part of the record) regarding the Cannabis Survey in progress. addressed the amount of responses received to date, and the May 22<sup>nd</sup> deadline

## **7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

### **8. PLANNING WORKSHOP MEETING - None.**

### **9. ADJOURNMENT.**

**Motion** made Mr. West seconded by Mr. Bodwell to adjourn at 7:30PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phill West.