

## **PLANNING & ZONING COMMISSION REGULAR IN-PERSON MEETING JULY 11, 2023**

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

**Absent: Christine Gray, Phill West, Michelle Shippe and Will Evans.**

**Others present: Commission Planning Consultant Janell Mullen**

Chairman Anna Timell called the meeting to order at 7:00PM with a quorum established. All regular members were seated for the regular meeting and public hearing with alternate Bruce Bennett seated for Christine Gray.

### **PUBLIC HEARING:**

**SP#255 – Lauren Taggart and Baxter Wasson owners/applicants – Special Permit for a detached accessory apartment as per Section 8.10 “Apartment Uses in residential zones – 169 Cream Hill Road.**

The entire proceedings were recorded electronically (by means of a video being prepared by Richard Griggs) and are available for review on the Cornwall website.

Chairman Timell opened the public hearing at 7:07PM with all seated members participating in the hearing.

The legal notice, as published in Waterbury Republican on June 30th and July 7, 2023 and filed in Town Hall was read into the record by staff.

Information made part of the record and forwarded to the Commission electronically, prior to the meeting, and on file in the Land Use office.

- Application #255 including Application form, and accompanying Zoning Permit #1178 with site plans attached and referenced.
- “Site Plan- Proposed Pool/Guest House – 169 Cream Hill Road, for Lauren Taggart Wasson and Baxter Wasson” prepared by Brian Neff Licensed engineer with an office in Roxbury, dated May 17, 2023, with accompanying “Floor Plan A1-0. Preliminary Elevations – A2.0 “Guest House Floor Plan”
- Torrington Area Health approval dated April 2023
- Project Narrative Description (June 2023) as prepared by Mr. Neff
- Receipts of certified mailings to abutting neighbors.

The floor was opened to the property owner’s representative, Brian Neff P.E, with an office in Roxbury, for a presentation of the information submitted. Mr. Neff addressed the maps provided and reviewed the narrative with the Commission. Questions and concerns were answered regarding the existing and proposed driveways on the site (pull-offs, grade and grading), and septic design. Note was made by staff (kgn) as to the site plan as prepared, addressing improvements overall to the site in terms of access. After answering other questions from the Commission the floor opened to the public for comments. Hearing no input from the audience:

**Motion** made by Mr. LaPorta, seconded by Mr. Saccardi to close the public hearing for **SP#255 – Lauren Taggart and Baxter Wasson owners/applicants – Special Permit for a detached accessory apartment as per Section 8.10 “Apartment Uses in residential zones – 169 Cream Hill Road;** unanimously approved.

## **REGULAR MEETING**

### **1. APPROVAL OF MINUTES: June regular meeting minutes**

**Motion** made by Mr. Bodwell, seconded by Mr. LaPorta, to approve the minutes of the June regular meeting as presented: unanimously approved,

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

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

**SP#255 – Lauren Taggert and Baxter Wasson owners/applicants – Special Permit for a detached accessory apartment as per Section 8.10 “Apartment Uses in residential zones – 169 Cream Hill Road.**

**Motion** made by Bodwell, second by Mr. Laporta, to approve **SP#255 – Lauren Taggert and Baxter Wasson owners/applicants – Special Permit for a detached accessory apartment as per Section 8.10 “Apartment Uses in residential zones – 169 Cream Hill Road** as per the oral and written testimony of the applicant, the site plan as presented, “Site Plan- Proposed Pool/Guest House – 169 Cream Hill Road, for Lauren Taggert Wasson and Baxter Wasson” prepared by Brian Neff Licensed engineer with an office in Roxbury, dated May 17, 2023, with accompanying “Floor Plan A1-0. Preliminary Elevations – A2.0 “Guest House Floor Plan. As part of the approval, (as amended by chairman Timell) the Commission has determined that the application as submitted complies with the following regulations, 8.10.1 – 8.10.6, Apartments in residential zones, 8.1 -8.8 “Special Permits”, 6.6.1-6.6.2 Site Plan Requirements, and 10.3.1-10.3.12 Driveway requirements.

Motion as amended unanimously approved.

It was noted that the special permit had to be filed on the Land records prior to the issuance of the zoning permit.

### **4. STAFF REPORT**

**LUA/CZEO – Karen Griswold Nelson  
Enforcement Actions – KGN**

**ZP#1180– Dobson Pool applicant/Gillian Blake and Oscar Anderson – Installation of an inground swimming pool – 101 Dibble Hill Road. Permit approved.**

**ZP#1181 – 285 Cream Hill 50S LLC- Expansion of existing single family residence and installation of a pool – 285 Cream Hill Road. Permit approved**

**ZP#1182 – Jean Bouteiller applicant/owner – 18’ x 26’ pole barn for storage – 54 College Street. Permit approved**

Griswold Nelson addressed “no current” enforcement actions, but one that would come in the near future after resolution by the Inland Wetlands Commission.

## **5. CORRESPONDENCE AND COMMUNICATIONS.**

Documents listed to be addressed under the Planning Workshop.

There was general discussion of proper treatment of communications received within and out of proper channels (Griswold Nelson/Timell). Ms. Mullen suggested that a one page document regarding conduct of the commission relating to public hearings be put on the website and made available to the public at meetings. Ms. Timell addressed other ways to educate and communicate with the public at large, noting different results with the Cannabis survey as opposed to previous outreach projects. (Post offices, etc.)

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

### **7. PLANNING WORKSHOP MEETING.**

Include by not limited to discussion of

- Document made part of the record for discussion - Memorandum regarding amendment to current Regulations (Article 10.1 “Accessory Apartments & Apartment Uses” ) Prepared by Janell Mullen, Planning Consultant

Ms. Mullen led the discussion regarding statutory changes regarding “affordable housing” initiatives that needed to be brought back now that the regulation update had been completed. Ms. Mullen addressed the document prepared with input and changes from the Commission proposed. It was agreed that the document would be modified based on input with a revised version to be prepared for re-review at the August meeting.

- Discussion of status of cannabis in other area towns.

Ms. Mullen led the discussion regarding cannabis regulatory changes in other towns, including Morris, noting issues coming to light after regulatory process, including misunderstanding of tax revenues, unforeseen site concerns (lighting, security fences etc.) with note made by Ms. Timell that the State had suspended any licenses while trying to resolve issues based on the problems with the current legislation. Based on timing, it was agreed that future action to move forward on a public hearing for final details for a moratorium to be discussed at the August meeting.

### **8. ADJOURNMENT.**

**Motion** made by Mr. Bodwell, seconded by Bruce Bennett to adjourn at 8:35PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phill West.