

AMENDED AGENDA

A REGULAR MEETING OF THE CORNWALL PLANNING AND ZONING COMMISSION TO BE HELD ON TUESDAY, SEPTEMBER 12, 2023 COMMENCING AT 7:00PM IN PERSON AT THE CORNWALL LIBRARY – 30 PINE STREET

ZONING APPLICATIONS: Listed at the end of the agenda

PUBLIC HEARINGS:

SP#257 – Application received July 20, 2023: Jayne and Gordon Ridgway owners/Ian Ridgway and Jayne Ridgway applicants - Special permit for a farm cidery and farm store as per 10.5.f (Agricultural & Accessory Uses subject to Special permit) and special permit for a detached accessory apartment as per Section 10.1 (Accessory Apartments and apartment uses) - 142 Town Street.

SP#258 – Application received August 1, 2023: Town of Cornwall owner/Little Guild applicant – Modification to existing Special permits for a change of location for the temporary siting of facilities (housing of dogs) currently at 285 Sharon Goshen Turnpike to Town owned land Foote Fields - 65 Furnace Brook Road during reconstruction and improvements to the current facility.

Application received August 5, 2023: Donald S. Hedden owner/Keith Bodwell applicant – One Resubdivision with a Special Exception for shared driveway as per Section 8.1.7 – 87 Cream Hill Road.

Text amendment to the Town of Cornwall Zoning Regulations (before Article I) to extend the existing One-year moratorium (November 1, 2022 to October 22, 2023) another 18 months on all license types (cultivator, micro-cultivator, producer, product manufacturer, food & beverage manufacturer, product packager, retailer, hybrid retailer, dispensary facility, delivery service, transporter) associated with adult recreational cannabis use (as provided for in PA 21-1 and 22-103) through May 31, 2025.

REGULAR MEETING

- 1. ZONING PERMITS (Listed at end of agenda)**
- 2. APPROVAL OF MINUTES: JULY and AUGUST regular meeting minutes**
- 3. PENDING APPLICATIONS**
 - 1. SP#257 – Jayne and Gordon Ridgway owners/Ian Ridgway and Jayne Ridgway applicants - Special permit for a farm cidery and farm store as per 10.5.f (Agricultural & Accessory Uses subject to Special permit) and special**

permit for a detached accessory apartment as per Section 10.1 (Accessory Apartments and apartment uses) - 142 Town Street.

2. **SP#258 – Town of Cornwall owner/Little Guild applicant – Modification to existing Special permits for a change of location for the temporary siting of facilities (housing of dogs) currently at 285 Sharon Goshen Turnpike to Town owned land Foote Fields - 65 Furnace Brook Road during reconstruction and improvements to the current facility.**
- 3 **Donald S. Hedden owner/Keith Bodwell applicant – One Resubdivision with a Special Exception for shared driveway as per Section 8.1.7 – 87 Cream Hill Road.**
4. **Text amendment to the Town of Cornwall Zoning Regulations (before Article I) to extend the existing One-year moratorium (November 1, 2022 to October 22, 2023) another 18 months on all license types (cultivator, micro-cultivator, producer, product manufacturer, food & beverage manufacturer, product packager, retailer, hybrid retailer, dispensary facility, delivery service, transporter) associated with adult recreational cannabis use (as provided for in PA 21-1 and 22-103) through May 31, 2025.**
5. **STAFF REPORT
LUA/CZEO – Karen Griswold Nelson
Enforcement Actions – KGN**
6. **CORRESPONDENCE AND COMMUNICATIONS.**
 - **Coresponse re: Ridgway application**

Date

received	Name
8/29/2023	Schiller, Tom
8/29/2023	Griggs, Bianca
8/31/2023	Brecher, Jeremy
8/31/2023	Cutler, Jill
8/31/2023	Gold, Barbara
8/31/2023	Trowbridge and Marohn
8/31/2023	Jones, Bart and Debby
8/31/2023	Carano, Mike and Lynn
8/31/2023	Berry, William
8/31/2023	Herrold, Jqane
8/31/2023	NW Conservation District
9/5/2023	Williams, Hunt
9/5/2023	Ingersoll, Diane
9/5/2023	CT Farm Bureau
9/5/2023	Berry, Nancy
9/5/2023	Zinsser, Anne

9/7/2023 Ian Ingersoll
9/7/2023 Margaret Cooley
9/10/2023 Ed and Dinny Greene
9/10/2023 Tom and Arlene Barrett
9/10/2023 Sarah Calhoun
9/10/2023 Honora Horan
9/11/2023 Cooper-Ellis
9/11/2023 Garmey, Jane
9/11/2023 Bramley, Richard

- **Correspondence re: Little Guild Application**

8/31/2023 Bart and Debby Jones
9/11/2023 Board President of the Little Guild

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

8. PLANNING WORKSHOP MEETING.

9. ADJOURNMENT.