

NAME: Littlefield/Town of Cornwall APPLICATION # 230 FEE PAID waved

CORNWALL PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT USE
Please type or print, using black ink

Owner Name Littlefield/Town of Cornwall Applicant, if different Name State

Address Sharon Court P.O. Address _____
Tel. _____ Tel. _____

Signature [Signature] Signature [Signature]

Location of lot Footc fields Zone: R-1 ___ R-3 R-5 ___ GB ___ IR ___

Is the lot also located in any of the following overlay zones:

Aquifer Protection - Housatonic River Corridor - Flood Hazard ?

If so, Article III, sections 3.9 - 3.11 and Article VIII, sections 8.16 - 17 must also be satisfied.

Area of Lot 8.67 acres (1/4)

Proposed Use temporary use for the holding of dogs

Current Use recreational town owned land

Is any use of the property other than the special permit use intended? no.

If so, describe _____

Applicants are referred to Zoning Regulations, Article VIII (Special Permits) for general and specific requirements, and to Article XIV, sections 14.2-14.5, for Commercial Earth Excavation permits.

All Special Permit applications must be accompanied by a Site Plan, requirements for which are given in Article VI of the Zoning Regulations.

Applicants are responsible for giving NOTICE TO NEIGHBORS in accordance with the Regulation printed on the back of this sheet. Failure to conform to this requirement could nullify any permit granted.

FOR OFFICE USE

Application received 8/1/2023 Filed with Town Clerk _____

Site Plan received 8/1/2023 Notice to Neighbor receipts _____

Date to Commission 8/8/2023

Date of Public Hearing 9/12/2023

Approved _____ Disapproved _____

Conditions _____ Reasons _____

See second page Bx 8.24

PLANNING & ZONING COMMISSION REGULAR IN-PERSON MEETING AUGUST 8, 2023

Present: Regular members Keith Bodwell, James LaPorta, Stephen Saccardi, Phill West alternate members Bruce Bennett and Michelle Shippe and LUA/ZEO Karen Griswold Nelson

Absent: Anna Timell, Christine Gray and Will Evans.

Others present: Commission Planning Consultant Janell Mullen.

refee

Ky

Vice chairman James LaPorta called the meeting to order at 7:00PM with a quorum established. All regular members were seated for the meeting with alternate Michelle Shippe seated for Anna Timell and Bruce Bennett for Christine Gray.

ZONING APPLICATIONS: None listed.

REGULAR MEETING

1. APPROVAL OF MINUTES: July (corrected kgn) regular meeting minutes

Motion made by Mr. Bodwell, seconded by Mr. Saccardi to defer action on the minutes of the July regular meeting to the September meeting: unanimously approved,

2. NEW APPLICATIONS.

- A. SP#257 – Jayne and Gordon Ridgway owners/Ian Ridgway and Jayne Ridgway applicants - Special permits for a farm cidery and farm store, (10.5.f), for a detached accessory apartment (Section 10) farm store (10.1)) - 142 Town Street.**

Motion made by Mr. Bodwell, seconded by Ms. Shippe, to set **SP#257 – Jayne and Gordon Ridgway owners/Ian Ridgway and Jayne Ridgway applicants - Special permits for a farm cidery and farm store, (10.5.f), for a detached accessory apartment (Section 10) farm store (10.1)) - 142 Town Street** for public hearing at the **September 12, 2023 regular meeting**: unanimously approved,

- B. SP#258 – Town of Cornwall owner/Little Guild applicant – Modification to existing Special permits for a change of location to Town owned land (Foote Fields) for the temporary siting of facilities at the current location at 285 Sharon Goshen Turnpike during reconstruction and improvements to the current facility.**

Motion made by Mr. Bodwell, seconded by Mr. Saccardi, to set **SP#258 – Town of Cornwall owner/Little Guild applicant – Modification to existing Special permits for a change of location to Town owned land (Foote Fields) for the temporary siting of facilities at the current location at 285 Sharon Goshen Turnpike during reconstruction and improvements to the current facility** for public hearing at the **September 12, 2023 regular meeting**: unanimously approved,

C. Donald S. Hedden owner/Keith Bodwell applicant – One Resubdivision with a shared driveway – 87 Cream Hill Road.

Mr. Bodwell recused himself from the discussion and motion for action on the application.

Motion made by Mr. Bodwell, seconded by Mr. Saccardi, to set **Donald S. Hedden owner/Keith Bodwell applicant – One Resubdivision with a shared driveway as per Section 8.1.7 – 87 Cream Hill Road for public hearing at the September 12, 2023 regular meeting**; unanimously approved.

Mr. Bodwell returned to the proceedings

D. 8-24 Referral from the Town of Cornwall for the use of Foote Fields for the relocation of the Little Guild Facilities.

Information made part of the record: Memo to Planning & Zoning from Gordon Ridgway, dated 8/7/2023 regarding (Connecticut General Statutes) 8-24 referral -Little Guild/Foote Fields

LUA Griswold Nelson gave an overview of the CGS 8-24 referral from the Board of Selectmen for the use of a portion of Town owned Foote Fields (Sharon Goshen Turnpike) for the relocation of the housing of animals (dogs) currently housed at Little Guild, (285 Sharon Goshen Turnpike) during the demolition and rebuild of the existing Little Guild structure. Griswold Nelson addressed the need for the 8-24 referral for **SP#258** to move forward, adding that the Special permit would allow input from the neighbors abutting the new location (Furnace Brook Road) regarding special permit criteria, i.e., noise etc. Griswold Nelson addressed the Commission's role, under the Planning Statutes, to review the 8-24 referral and make a finding based on consistency with the current Plan of Conservation and Development. The floor was opened to the Commission for discussion. Note was made of Commission member Michelle Shippe currently serving as chairman of the Park and Recreation (Park & Rec) Commission. With note that the map referenced was not part of the record, Michelle Shippe addressed the proposed location being discussed with Park and Rec and gave an overview of the location of the proposed structure relating to the pickleball court, soccer fields, the nearby Cornwall Conservation Trust trail, and the currently un-used overflow soccer parking. With note made that "septic" (none) and other factors had been addressed, Ms. Shippe stated that the layout plans reviewed by Park and Rec was designed not to interfere with any of the current field activities and that overall, it was considered a "positive thing" by Park and Rec. Based on the discussion, the Commission discussed consistency with the Plan of Conservation and Development and to the Economic Development section and the goal of support for existing businesses. Accordingly,

Motion made by Mr. Bodwell, seconded by Mr. Saccardi that the P&Z Commission, acting under CGS 8-24, and based on the oral and written testimony of both the Board of Selectmen and Commission members and staff, that the Planning & Zoning views favorable the use of Foote Fields for the temporary housing of dogs as per the plans submitted. The Commission finding is based on the goals stated in the Economic Section of the Plan of C&D to support existing businesses; motion unanimously approved.



TOWN OF CORNWALL

Selectmen's Office | Gordon Ridgway, First Selectman

P.O. Box 97, Cornwall, CT 06753

Office (860) 672-4959 | Fax (860) 672-4068

Selectmen@CornwallCT.gov

Memo

To: Planning & Zoning

From: Gordon Ridgway, First Selectman

cc: -

Date: 8/7/2023

Re: 8-24 Referral – Little Guild / Foote Field

Please see the attached Board of Selectmen meeting minutes where it was motioned and approved to submit an 8-24 Referral for Little Guild to use Foote Field as a temporary location.

TOWN OF CORNWALL
REGULAR MEETING OF THE
Board of Selectmen
Minutes for meeting held on:
Tuesday, July 18th 2023

Present

- Selectmen**
- Gordon Ridgway, First Selectman
 - Priscilla Pavel
 - Janet Carlson

Others

- Jane Hall, Administrative Assistant
 - Local Press
 - Citizens
- 8- Total number of attendees**

Call to Order	7:32pm
Approval of Minutes	<ul style="list-style-type: none"> • Approval of minutes from 7/5/2023 meeting <p><u>Motion:</u> Priscilla Pavel - Made motion to approve the minutes from July 5th Gordon Ridgway - Seconded the motion Discussion - none Motion passed unanimously</p>
Communications / Announcements	<p>First Selectman Gordon Ridgway shared the following:</p> <ul style="list-style-type: none"> • Board of Selectmen will be having a special meeting, executive session on Thursday night to do interviews for the Highway Maintainer Position. <p>Priscilla Pavel shared the following:</p> <ul style="list-style-type: none"> • Priscilla will not be running for reelection as a selectman, this will be her final term. <p>First Selectman Gordon Ridgway thanked Priscilla for her services and regular attendance</p>
Additions to the Agenda	None
1	<p><u>Storm Report</u> First Selectman Gordon Ridgway provided an extensive update on the storms including:</p> <ul style="list-style-type: none"> • Substantial impact to the town of the excess of rain events in last two weeks. We had road washouts, dirt roads were hit hard, a lot of driveways washed out and some significant property damage. • Railroad tracks washed out in West Cornwall, blocking out Trinity Camp. Worked with the railroad to coordinate work to open that back up. Railroad was elevated about 10 feet in to the air. • Road crew started working Sunday, all through the week to open roads. • Met with the Railroad and DOT, trying to get funding for municipalities to do hydrologic mapping to see where these increased water flows are coming from • Operations of Firehouse / Town Hall in the event of a power outage
2	<p><u>Little Guild Request</u> First Selectman Gordon Ridgway shared the following:</p> <ul style="list-style-type: none"> • Getting a proposal together for Planning & Zoning, have a couple site maps proposed and a letter outlining their work. Met with neighboring property owners to hear their concerns. • Little Guild is looking to apply for an August Meeting, there will need to be a hearing. • Need to have a legally binding agreement drafted along with a liability policy prior to going to Planning & Zoning <p><u>Motion:</u> Gordon Ridgway - Made motion to allow Little Guild to apply to use a section of Foote Field as shown on their map in the condensed versions of operations. It looks like approximately a 75 x 50 space plus some additional parking spaces on their map. That is the plan we would like with the understanding it does not interfere with existing operations that will happen there. And that they will give us insurance and the promise to restore the property to its current condition and hold us harmless if anyone has any claims as a result of their operations there. And what other legal requirements our legal people have to say by mutual agreement. Priscilla Pavel - Seconded the motion Discussion – Discussion ensued about the timeframe of usage of Foote Field, Park & Recreation asked to be included in communications about the plans for Foote Field, and process of getting approved. Motion passed unanimously</p>
3	<p><u>West Cornwall Septic Update</u> First Selectman Gordon Ridgway shared the following:</p>

	<ul style="list-style-type: none"> • Environmental Engineer has completed the federal assessment and has given the project a favorable environmental rating. • Hearing may need to happen on the report.
4	<p><u>Electric Vehicle Charging Stations</u> First Selectman Gordon Ridgway shared the following:</p> <ul style="list-style-type: none"> • Gordon Ridgway and Trent Talbot met with Will Schank at the Cornwall Market in Cornwall Bridge and Frank at Franks in West Cornwall. They are both very receptive to get a charging station installed at their locations. There are grant opportunities for businesses. • Get Cornwall on the Electronic Map, not many fast-charging stations between North Canaan and New Milford. • Users can be billed directly instead of the business owner being billed for the charging
5	<p><u>Job Description – Social Services</u> First Selectman Gordon Ridgway shared the following:</p> <ul style="list-style-type: none"> • Have job description out to Heather for review. Will post in Chronicle and local paper. Interviews going in August, have already had people expressing an interest in the job. • Discussion ensued on where to post the job opening.
6	<p><u>Housing Update</u> First Selectman Gordon Ridgway shared the following:</p> <ul style="list-style-type: none"> • Housing Task Force is formulating some actionable recommendations for the Board of Selectmen <ul style="list-style-type: none"> ○ Researching and making the task force a Housing Commission. ○ Using some of the Real Estate transfer taxes to fund the commission • Cornwall Housing Task Force has a new tab on the website, working on communication strategies
7	<p><u>Public Comment</u></p> <ul style="list-style-type: none"> • Michelle Shipp, Park & Recreation Chairperson – July Fest, friay night 5-8pm. No cancellation, rain or shine. Band, food trucks, dessert trucks, games and activities. Taste of Cornwall, band is Hen House Prowlers, have added Taste of Cornwall Businesses this year. Business invited to vend items or advertise business. Pop up beach events, look out for dates. Can drop people and gear down at the bottom of the driveway at Hammond Beach, will still need to park in the parking lot. • Gordon Ridgway, First Selectman – There will be an ambulance and rescue drill at the town peach tomorrow night at 6:00 • Riley Klein, Lakeville Journal – Questions to Priscilla on how many terms she served and her experience serving.
	<p><u>Adjournment:</u> 8:20pm</p> <p>Respectfully Submitted: Jane Hall, Administrative Assistant</p>

TOWN OF CORNWALL
REGULAR MEETING OF THE
Board of Selectmen
Minutes for meeting held via ZOOM on:
Tuesday, August 1st 2023

Present

- Selectmen**
- Gordon Ridgway, First Selectman
 - Priscilla Pavel
 - Janet Carlson

- Others**
- Jane Hall, Administrative Assistant
 - Local Press
 - Citizens
 - 15 - Total number of attendees**

Call to Order	7:30pm
Approval of Minutes	<ul style="list-style-type: none"> • Approval of minutes from 7/18/2023 and 7/20/2023 meeting <p><u>Motion:</u> Priscilla Pavel - Made motion to approve the minutes Gordon Ridgway - Seconded the motion Discussion - none Motion passed unanimously</p>
Communications / Announcements	<p>First Selectman Gordon Ridgway shared the following Communications/Announcements:</p> <ol style="list-style-type: none"> 1. Thanks to the fire department and ambulance squad for responding for a record of 6 calls in one day 2. Taste of Cornwall is coming up August 11th* <ul style="list-style-type: none"> • *Corrected by Michelle Shipp, Park & Recreation Chair - 5-8pm – dinner starts at 6:00pm, Henhouse Prowlers band, vendors, nearly 30 sponsors for event 3. Rose Algrant show at the school – Friday (8/11), Saturday (8/12), Sunday (8/13) 4. Saturday night (8/2) – open reception at the historical society 5. Cornwall Day – Thanks to all that participated in Cornwall day – last Saturday (7/29) wet start but created lots to do in town
Additions to the Agenda	<p><u>Motion:</u> Gordon Ridgway - Made motion to add four additions, 1. West Cornwall Wastewater project update, 2. Budget Transfer, 3. Tax Sale Update, 4. Tax Refund Priscilla Pavel - Seconded the motion Discussion - none Motion passed unanimously</p>
1	<p><u>Storm Damages – Bridges West Cornwall</u> First Selectman Gordon Ridgway provided an update on the storm damage to the bridges in West Cornwall:</p> <ul style="list-style-type: none"> • Significant damage to the abutments of the bridges, especially on River Road. Engineer from WMC came out and assessed damage on River Road and Lower River Road. Engineer estimates cost could be \$140,000 - \$180,000 for repairs to just one bridge. Damage is being reported to Emergency Management. We will need to go to a town meeting to authorize this work. Procedure recommended would be to get an estimate on the two bridges, specifications on what is happening, what needs to happen, get bids from qualified contractors, schedule a town meeting, get repairs done as soon as possible. <p><u>Motion:</u> Gordon Ridgway - Made motion to get WMC involved with trying to get some repair specifications for those two bridge locations. Priscilla Pavel - Seconded the motion Discussion - none Motion passed unanimously</p>
2	<p><u>“Friends of Cornwall”</u> First Selectman Gordon Ridgway provided an update on the “Friends of Cornwall” investigation:</p> <ul style="list-style-type: none"> • Been in touch with State Election Enforcement Agency – investigation in to the “Friends of Cornwall” is ongoing. Because it is a municipal request, there is no expiration on investigation. Hope to have investigation wrapped up soon.
3	<p><u>Building Official Appointment, Fee Schedule</u> First Selectman Gordon Ridgway discussed the appointment of Building Official, Peter Russ. Peter Russ is working with Paul Prindle to transition into the new position. 4-year contract being reviewed for Peter Russ, tentatively executed next week.</p> <p><u>Motion:</u></p>

	<p>Gordon Ridgway - Made motion to hire Peter Russ, upon recommendation of Paul Prindle, upon successful completion of building inspector course, for a 4-year contract on similar terms to those that we have had with Paul Prindle.</p> <p>Priscilla Pavel - Seconded the motion</p> <p>Discussion – Other towns having difficulty filling these positions. We are very thankful to Paul for his many years of servicing the town. Many comments received about Paul Prindle making projects much easier, low very helpful way. Fee schedule discussed. Peter Russ will have page on Cornwall website, quicker contact, Northeast Builders - location will still be there.</p> <p>Motion passed unanimously</p>
4	<p><u>Little Guild at Foote Field, 8-24 referral to Planning & Zoning</u></p> <p>First Selectman Gordon Ridgway provided the following update:</p> <ul style="list-style-type: none"> • They have settled on Foote Field site for temporary quarters. We are part of their referral to planning & zoning. Have met with several neighbors to hear their concerns. Town needs to make an 8-24 referral, any time we change the use of town property, even temporarily. <p><u>Motion:</u></p> <p>Gordon Ridgway - Made motion to do an 8-24 referral granting Little Guild temporary permission to use Foote Field for its purposes of temporary housing of their reduced pet load.</p> <p>Priscilla Pavel - Seconded the motion</p> <p>Discussion - none</p> <p>Motion passed unanimously</p>
5	<p><u>Highway Department Hire</u></p> <p>First Selectman Gordon Ridgway shared an update that the Board of Selectmen and Highway Foreman, Jim Vanicky met on July 20th to interview 3 well qualified candidates for the opening in the Highway Department.</p> <p><u>Motion:</u></p> <p>Gordon Ridgway - Made motion to hire David Wloch for the highway department.</p> <p>Priscilla Pavel - Seconded the motion</p> <p>Discussion - none</p> <p>Motion passed unanimously</p>
Addition #1	<p><u>West Cornwall Wastewater project update</u></p> <p>First Selectman Gordon Ridgway shared the following update:</p> <ul style="list-style-type: none"> • Have been in touch with the engineer that has been working on the environmental assessment. Only thing to work on currently is Flood Insurance.
Addition #2	<p><u>Budget Transfer</u></p> <p>First Selectman Gordon Ridgway shared the following about the budget transfers:</p> <ul style="list-style-type: none"> • \$53,000 transfers included are for: Assessor contracted services, Hammond Beach Wages, Department of Public Works equipment repair, Payroll expense, Social Service supply, Fire Department operations, Registrar wages, Town Office contracted services. Biggest one is: Town Office contracted services used for upgrading computer system and increase cybersecurity at town hall. Even with these budget transfers we will end the year with a surplus. <p><u>Motion:</u></p> <p>Gordon Ridgway - Made motion that we approve these budget transfers and send them off to board of finance.</p> <p>Priscilla Pavel - Seconded the motion</p> <p>Discussion - none</p> <p>Motion passed unanimously</p>
Addition #3	<p><u>Tax Sale Update</u></p> <p>First Selectman Gordon Ridgway shared the following about the tax sale:</p> <ul style="list-style-type: none"> • Heard back from town attorney, moving ahead of noticing the public auction to sell the tax liens, 8 River Road South and 282 Cornwall Bridge, former River Inn. Auction will occur on October 27th 2023. <p><u>Motion:</u></p> <p>Gordon Ridgway - Made motion that upon recommendation of Town Attorney, that we proceed with a notice of property auction on the two Burkhart properties in town.</p> <p>Priscilla Pavel - Seconded the motion</p> <p>Discussion - none</p> <p>Motion passed unanimously</p>
Addition #4	<p><u>Tax Refund</u></p> <p>First Selectman Gordon Ridgway shared the following tax refund requests:</p> <ul style="list-style-type: none"> • Total \$282.75, 3 separate requests from tax collector. <p><u>Motion:</u></p> <p>Gordon Ridgway - Made motion to grant the 3 tax refund requests as requested by the tax collector.</p> <p>Priscilla Pavel - Seconded the motion</p>

NAME: Little Guild APPLICATION # 217 FEE PAID waved

CORNWALL PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT USE
Please type or print, using black ink

Owner Name Little Guild of St Francis Applicant, if different Name same
Address 285 Sharon Goshen Triple Address _____
West Cornwall Tel. 672-6346 Tel. _____

Signature [Signature] (Dorise Con... executive director) Signature _____

Location of lot 285 Sharon Goshen Triple Zone: R-1 ___ R-3 ___ R-5 GB ___ IR ___

Is the lot also located in any of the following overlay zones:

Aquifer Protection Housatonic River Corridor Flood Hazard

If so, Article III, sections 3.9 - 3.11 and Article VIII, sections 8.16 - 17 must also be satisfied.

Area of Lot 2 acres (as per Section 8A)
Proposed Use addition of "commercial kennel" dog training facility classified
Current Use animal (cats & dogs) rescue shelter

Is any use of the property other than the special permit use intended? no.

If so, describe _____

Applicants are referred to Zoning Regulations, Article VIII (Special Permits) for general and specific requirements, and to Article XIV, sections 14.2-14.5, for Commercial Earth Excavation permits.

All Special Permit applications must be accompanied by a Site Plan, requirements for which are given in Article VI of the Zoning Regulations.

Applicants are responsible for giving NOTICE TO NEIGHBORS in accordance with the Regulation printed on the back of this sheet. Failure to conform to this requirement could nullify any permit granted.

FOR OFFICE USE

Application received 6/9/2011 Filed with Town Clerk _____
Site Plan received _____ Notice to Neighbor receipts _____
Date to Commission 6/14/2011
Date of Public Hearing 7/12/2011
Approved _____ Disapproved _____

Conditions _____ Reasons _____

from July 19th - 2011 minutes (KJ)

Motion made by Mr. LaPorta, seconded by Mr. Hopkins, to continue the public hearing for **App#214** to the regularly scheduled August 9th meeting: unanimously approved.

PUBLIC HEARINGS:

App. #217 – Little Guild of St. Francis – Special Exception for the use of the existing facility as a “commercial kennel and dog training facility” by the Town of Cornwall - Section 8.9 – “Commercial kennels”- 285 Sharon Goshen Turnpike

The entire proceedings were recorded on electronic recorders and are available in Town Hall.

Information made part of the hearing:

Record of Special Permit applications #'s 28, #34 & #170 granted to Little Guild.

Copy of a legal notice published in the Waterbury Republican on June 30th and July 7, 2011

Receipts of certified mailings sent to abutting neighbors by Little Guild.

July 7th and July 11, 2011 correspondence from the Office of the First Selectman.

Denise Cohn, executive director of the Little Guild of Saint Francis was in attendance to represent the application. Mrs. Cohn outlined the request to modify the existing special permit(s) to include a licensed “dog pound” facility, as required by the State of Connecticut for the boarding of Cornwall dogs taken in by the Cornwall animal control officer. Mrs. Cohn stated that Little Guild would not be taking in dogs from other communities and would in essence; continue to do what they had been doing for years. Mrs. Cohn addressed the training piece of the permit, stating that while Little Guild had been doing some training for years, it had been pointed out by the state animal control officer, in a recent meeting, that such training also required state permitting.

Ms. Griswold Nelson stated that her site visits to Little Guild showed that the facility was in compliance with the site plan approved as part of the initial special permit applications.

Acknowledgment was made of the letters of support submitted by the Office of the First Selectman.

Hearing no one from the audience speaking in favor or in opposition to the application:

Motion made by Mr. Hopkins, seconded by Mr. LaPorta to close the public hearing for **App# 217**; unanimously approved.

Motion made by Mr. Hopkins, seconded by change the order of the agenda to address

Agenda item 4– Pending Application - B –

App. #217 – Little Guild of St. Francis – Special Exception for the use of the existing facility as a “commercial kennel and dog training facility” by the Town of Cornwall - Section 8.9 – “Commercial kennels”- 285 Sharon Goshen Turnpike prior to all other business: unanimously approved.

After discussion and agreement that the all concerns and questions had been satisfied:

Motion made by Mr. Hopkins, seconded by Mr. LaPorta to approve **App. #217 – Little Guild of St. Francis – Special Exception for the use of the existing facility as a “commercial kennel and dog training facility” by the Town of Cornwall - Section 8.9 – “Commercial kennels”- 285 Sharon Goshen Turnpike** as per the oral and written testimony of the record and the site plan as originally approved in Special permit #28/34 granted to Little Guild.

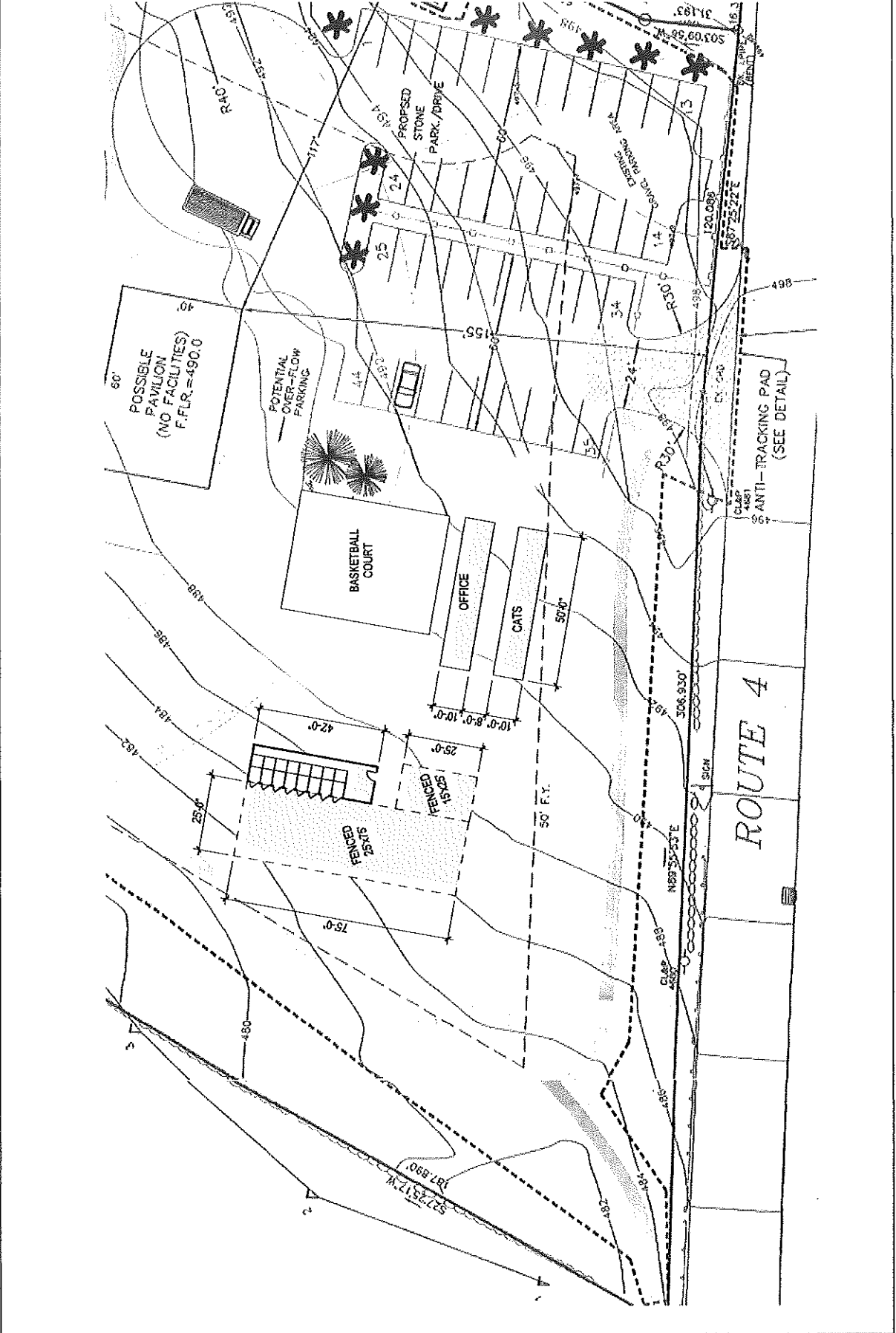


SILVER PETRUCCI & ASSOCIATES
 3150 WHITNEY AVENUE, HARTFORD, CT 06119
 311 STATE STREET, NEW LONDON, CT 06201

PROPOSED SITE PLAN

Scale	AS SHOWN
Drawn By	AS SHOWN
Field Number	22-194
Checked By	
Checked Date	

SKA1



Little Guild Temporary Shelter Maps etc

Karen Doeblin <Karendoeblin@msn.com>

Thu 7/13/2023 9:27 AM

To: Selectmen .. <selectmen@cornwallct.gov>; Land use <landuse@cornwallct.gov>

Cc: Jenny Langendoerfer <director@littleguild.org>; Michael Sconyers <jmsconyers@ackerlybrown.com>

 2 attachments (421 KB)

2023-0712_FOOTE FIELDS_SKA1.pdf; 2023-0612_FOOTE FIELDS_SKA1.pdf;

Dear Gordon and Karen

First, thank you for your time and efforts. All of us at the Guild appreciate your help so much. It is new territory for us.

As discussed, below are two proposed maps of Foote Field showing the kennel, cat and office units as well as some additional information. At the end are some points about the difficulty the use of the Firehouse would impose on the town and the Guild.

Please let me know if you need anything else for the Selectmen's meeting or if you'd like me to speak (with you) to the neighbors. I've copied Mike Sconyers, our counsel, here as well. We are all available to do what is needed.

Many, many thanks,
Karen

Foote Field:

- Three temporary structures on Foote Field for 10-14 months, the expected time of construction. We are not sure when the start date would be but it is very unlikely to be before November 1.
- One structure would be a kennel for dogs, the dimensions are 12 x 42. This structure would house 6-8 dogs (half our current number). The other two would be construction trailers that are 10 x 50; one to house 10-12 cats and the other would be an office trailer. They are equipped with bathrooms.
- We would require a water source and electrical hook up. In addition, we would need approximately 10 parking spaces and to fence an outdoor play area.
- We would do everything we could to be good neighbors. The kennel is staffed 7 am to 6 pm, 7 days a week. Dogs are let out in the fenced area alone or in pairs and only with supervision. We would return the property to the same condition we found it. Several of board members

are in Cornwall and would be on hand and responsive to any concerns from neighbors at any time.

***For reasons of cost, our preference would be the layout displayed in map 2023-0712, however if preferable to the town we can follow the layout of map 2023-0612.

The Firehouse:

The difference in cost between Foote Field and the Firehouse would be staggering (on a percentage basis) due to the following:

- Grade issues between the current fire house parking area and the proposed trailer location
- Existing fire house infrastructure issues to contend with (septic fields)
- Inadequate parking and constant potential disruption to the FD and/or LG operations
- Difficulty in running and maintaining water, power and sewer services to the lower area.
- If we were able to utilize the upper lot for parking and the lower lot for the trailers we'd still have major elevation issues to contend with utilizing some combination of stairs, ramps, railings, paved access etc. All of which would be extremely expensive and at the end of the day, temporary.
-