

PLANNING & ZONING COMMISSION SPECIAL MEETING SEPTEMBER 26, 2023

Present: Regular members Anna Timell, Christine Gray, James LaPorta, alternate members Will Evans and Michelle Shipp, LUA/ZEO Karen Griswold Nelson.

Absent: Regular members Keith Bodwell, Stephen Saccardi, Phill West, and alternate Bruce Bennett

Chairwoman Anna Timell called the regular meeting to order at 7:00PM with a quorum established. Alternate member Will Evans was seated for regular member Stephen Saccardi and Michelle Shipp seated for regular member Keith Bodwell.

CONTINUED PUBLIC HEARING: The entire proceedings were recorded electronically (by means of a video being prepared by Richard Griggs) and are available on the Cornwall website

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.

Chairman Timell simultaneously opened the continued public hearing with the members listed as seated for the continued public hearing. Reference was made to the legal notice published (on file in the Land Use office) as published in Waterbury Republican and filed in Town Hall.

Ms. Timell referenced correspondence received from the applicant requested a 64 day extension of the public hearing, as allowed by the regulations, to November 28, 2023. Ms. Timell stated that no public comment would be taken at the evening's hearing, noting an amended agenda posted on the Town website, Cornwall CT Facebook page and the Community Network to let community members know about the continuation request. In response to a motion to accept the request for the continuation:

Motion made by Mr. LaPorta seconded by Ms. Gray to continue the public hearing **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 to November 24th**: unanimously approved.

OTHER BUSINESS PROPER

ZONING APPLICATIONS: None listed

1. APPROVAL OF MINUTES: SEPTEMBER 12, 2023 MINUTES

Motion made by Mrs. Shipp seconded by Mr. LaPorta to approve the minutes of the September 12, 2023 regular meeting: unanimously approved.

2. 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. Continued.**

3. STAFF REPORTS - none

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

4. PLANNING WORKSHOP - None

5. ADJOURNMENT.

Motion made by Mr. LaPorta, seconded by Ms. Shipp to adjourn at 7:04PM; unanimously approved.

Correspondence received by the Land Use office prior to 12 noon, September 21, 2023

- Gordon Senzer
- Linda Buckley
- Brian Savin

Correspondence received by the Land Use office after 12 noon, September 21, 2023 and prior to the opening of the September 26, 2023 continued public hearing

- William Berry
- Anne & John Coffin
- Ian Ridgway
- Guy Story and Kerry Donahue
- Libby Mitchell

Respectfully submitted for Phil West, Commission recording secretary