

**A REGULAR MEETING OF
THE CORNWALL PLANNING & ZONING COMMISSION
TO BE HELD ON TUESDAY OCTOBER 10, 2023
COMMENCING AT 7:00PM IN PERSON ONLY
CORNWALL LIBRARY
30 PINE STREET CORNWALL CT**

ZONING APPLICATIONS: Listed at the end of the agenda

OTHER BUSINESS PROPER

1. **APPROVAL OF MINUTES;** Septembet 26, 2023 special meeting
2. **NEW APPLICATIONS :** None.
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. Continued to November 24, 2023.**
4. **STAFF REPORT -**
LUA/CZEO – Karen Griswold Nelson
Enforcement Actions – KGN
5. **CORRESPONDENCE AND COMMUNICATIONS.**
6. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**
 - Discussion of Standard Operating Procedure vis-a-vis deadline for receipt of letters prior to a meeting.
 - Annual report 2022-2023 –draft copy in process.
 - Commission member training statutory requirements
7. **PLANNING WORKSHOP MEETING.**
Workshop with Commission planner regarding regulatory changes consistant with the Town Plan of Conservation & Develment and stator requirements – ADU draft regulations.
8. **ADJOURNMENT.**

ZP#1183 – Thomas Torrisi owner/Craig Wilson applicant - Modifications to a single family residence (interior and exterior) - To add 859 square feet of living space and a 185 square foot screened porch - 252 Furnace Brook Road. Permit approved.

ZP#1184 – Leigh Newman applicant/ prospective owner- Peter Ebersol legal representative - feasibility of property identified in mapping - 000 Everest Hill Road, West Cornwall, prepared by William Colby, dated 07/03/2023” for the construction of a single family residence, driveway, septic and well – permit approved with conditions. Permit approved.

ZP#1185- Douglas Kane/Jason Klein – 31’ x 12’ deck on a single family residence – 179 Warren Hill Road.

ZP#1186 – YMCA Camp Mohawk – Construction of “camp” shower houses as per plans submitted – 246 Great Hill Road. Permit approved.

ZP#1187 – Kenneth & Lorraine Brause – addition to an existing deck – 19 Whitcomb Way. Permit approved.

ZP#1188 – All Seasons HVAC – reconstruction of an existing single family residence with expansion of footprint for additional bedroom and deck- 14 Mansonville Road- Permit approved.

ZP#1189 – Catherine Scott and Jamie Resor – additions to a single family structure – 148 Cream Hill Road.