

**A REGULAR MEETING OF  
THE CORNWALL PLANNING & ZONING COMMISSION  
TO BE HELD ON TUESDAY NOVEMBER 14, 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; October regular meeting**
- 2. NEW APPLICATIONS :**
  - SP#260 - Little Guild/Town of Cornwall/Cornwall Conservation Trust/applicants - Little Guild/Cornwall Conservation Trust - (owners) - Site Plan Modifications and modification to existing Special Permits- 285 Sharon Goshen Turnpike.**
- 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 28, 2023. In Person - Cornwall Town Hall.**
  - 2. Amendments to the Zoning regulations - Article 10.1 "Accessory Apartments & Apartment Uses" . Public hearing December 12, 2023 regular meeting**
  - 3. Amendments to the Zoning regulations - Article 3 - "Definitions" - Buildable Area - Public hearing December 12, 2023 regular meeting.**
- 4. STAFF REPORT -**
  - LUA/CZEO - Karen Griswold Nelson**
  - Enforcement Actions - KGN**
- 5. CORRESPONDENCE AND COMMUNICATIONS.**
- 6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**
  - Approval of Meeting dates 2024**
  - Procedural discussions - Chairman Timell**
- 7. PLANNING WORKSHOP MEETING.**
  - Workshop with Commission planner regarding regulatory changes consistent with the Town Plan of Conservation & Development.**

## 8. ADJOURNMENT.

**ZP#1192 – Richard Dechard & Sally McGoldrick owners/applicants – deck and addition to a single family residence – 5 School Street. Permit approved**

**ZP#1193 – Cynthia Foote owner/applicant – addition to an existing screened porch – 1 School Street. Permit approved,**

All formal communications to the Planning and Zoning Commission to be posted on the  
Town Land Use website page

<https://cornwallct.org/category/town-of-cornwall/minutes-agendas/planning-zoning>  
must be received by the Land Use office, by email [Landuse@cornwallct.gov](mailto:Landuse@cornwallct.gov) or written form  
by Thursday at 12 noon the week before the next regularly scheduled P&Z meeting. All  
communications received after the deadline will be brought to the next regularly scheduled  
meeting or brought to the upcoming posted meeting unanimously approved,