

TOWN OF CORNWALL
PLANNING & ZONING COMMISSION
LEGAL NOTICE
TOWN OF CORNWALL
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION

The Cornwall Planning and Zoning Commission will hold IN PERSON public hearings on Tuesday, commencing at 7:00 PM, December 12, 2023 in the CORNWALL TOWN HALL, 24 PINE STREET, Cornwall Village to hear the following applications:

SP#257 – Jayne and Gordon Ridgway owners/Ian Ridgway and Jayne Ridgway applicants – (Continued Public hearing from November 28, 2023) 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.

Amendments to the Zoning regulations - Article 10.1 “Accessory Apartments & Apartment Uses”. Section to be located within the Regulations as Section 10.1 and renamed from 10.1 “Accessory Apartments & Apartment Uses” to “Accessory Dwelling Units”.

Amendments to the Zoning regulations - Article 3 - “Definitions” – Buildable Area

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.

At these public hearings, interested persons may appear and be heard and written communications received. Email communications are to be sent to Landuse@cornwallct.gov.

Dated this 5th day of December, 2023

Karen Griswold Nelson, Land Use administrator, Town of Cornwall

All formal communications to the Planning and Zoning Commission to be posted on the Land Use website page prior to the public hearing:

<https://cornwallct.org/category/town-of-cornwall/minutes-agendas/planning-zoning>

must be received by the Land Use office, by email Landuse@cornwallct.gov or written form by Thursday, December 7, 2023 NOON. All communications received after the deadline can be brought to the upcoming posted meeting.

Dear Planning and Zoning Commission,

We have continued to listen to the concerns brought up at the recent public hearing and in the spirit of compromise offer additional changes to our proposal:

- The farm store/tasting room revised hours open to the public have been changed to a maximum of 18 hours a week, 3 six hour days. Only one day will be open until 7 pm and no days will be open later than 7 pm. We envision these hours as one weekday 1 pm to 7 pm and weekends noon to 6 pm; most likely Friday 1-7, Saturday 12-6 and Sunday 12-6.
- The lighting for the cider barn will only be as required by the building code. No large flood lighting is necessary.
- All outdoor music will be acoustic only and all amplified music will be inside.
- No food trucks

We continue to feel strongly that this proposal fits directly into the Town of Cornwall Plan of Conservation and Development and the Town of Cornwall Planning and Zoning Regulations.

This project has also received approval from the Cornwall Inland, Wetlands and Watercourses Agency on December 6th, 2023.

Thanks for your patience and consideration,

Ian and Jayne Ridgway

received
via email
12/7/2023
9:12 AM → Forwarded
to
the
COMMISSION

**TOWN OF CORNWALL
INLAND WETLANDS AND WATERCOURSES AGENCY
PERMIT FOR REGULATED NON-SIGNIFICANT ACTIVITIES**

PERMIT #673 dated

Expiration date 12/08/2028

As per the minutes of the December 8th, 2023 regularly scheduled meetings, AND based on information made part of the record at the same meeting

Information made part of the record and as brought forth in APP#668:

Listing of Abutting property owners to 142 Town Street

App#673 with attachments

Section .E of the Application: Purpose and description of the proposed activity

Mapping entitled "Site Development Plan prepared for Gordon Ridgway 142 Town Street, by Colby Engineering and Consulting, Goshen CT, sheets 1 and 2, dated 11/13/2023 revised to 11/25/2023

October 20, 2023 Correspondence to Gordon Ridgway copied to Colby Engineering "Inspection of Property in Cornwall prepared by George Malia, Jr. Certified Soil Scientist

Inland Wetlands Activity Reporting form

05/25/2023 Permission for William Colby, PE of Colby Engineering to represent the application for the property owners.

Torrington Area Health approval dated 11/28/2023

Motion made by Mr. Hurlburt, seconded by Mr. Nethery, to **APPROVE APP #673 - Gordon Ridgway and Ian Ridgway applicants/ Gordon M. /Jayne Ridgway/Ridgway Farm owners for regulated non-significant activities within upland review areas- 142 Town Street** as per the revised site plan provided, Site Development Plan prepared for Gordon Ridgway 142 Town Street, by Colby Engineering and Consulting, Goshen CT, sheets 1 and 2, dated 11/13/2023 revised to 11/25/2023, the oral and written testimony of the applicant and representatives and the record of the meeting with the following conditions

1. The name and telephone number of the persons or entity responsible for the erosion and sedimentation control measures is to be provided and made part of plans on file.
2. The Land Use office shall be notified prior to the start of construction.
3. All erosion and sedimentation controls are to be installed prior to the start of the construction and the E&S controls are to be inspected by the Inland Wetlands Enforcement officer/ZEO prior to the start of work.
4. The site design engineer shall be responsible for the supervision of the site during all phases of construction for activities within regulated areas including maintenance of the erosion and sedimentation controls as shown.
5. The site design engineer shall be responsible for providing certification that the construction of the structure and associated structures are following the site plan. All inspection and certification expenses are at the expense of the property owners.

Motion unanimously approved.

Such constitutes the record of the Permit and findings of the Agency

Karen Griswold Nelson, ZEO/IWWO
Land Use administrator

**Torrington Area Health District
350 Main St. - Suite A; Torrington, Ct 06790**

Permit #

17562

**T A H D Is A Equal Opportunity Provider
Design Review For
Subsurface Sewage Disposal System**

142	Town St	Cornwall		
Lot #	Street #	Street Name	Town	Subdivision
Gordon Ridgeway	142	Town Street	Cornwall	Ct. 06753
Owner		Owner Address	Town	State Zip

Owner Telephone	Agent's Name
Colby Engineering And	
Engineer	Engineer Address
	Town State Zip

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: November 25, 2023 Plan prepared by William Colby

Plan Approval Date: November 28, 2023

Of Bedrooms: 1

12" High Galleries	1000	531	90
Septic System Type	Tank Size	Field Sq Ft.	Length Of Septic System

Approved Plan Revision Required Required Not Required
(2) Perk Tests In Fill By Engineer

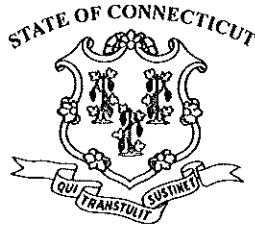
This Is Not A Permit To Construct A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

<input checked="" type="checkbox"/> Engineer Design	<input checked="" type="checkbox"/> Select Fill Required	<input checked="" type="checkbox"/> As Below
<input checked="" type="checkbox"/> Percolation Test In Fill	<input type="checkbox"/> Curtain Drain	<input checked="" type="checkbox"/> In Place Sieve Test Required
<input checked="" type="checkbox"/> Engineer As Built Required	<input type="checkbox"/> Engineer Supervision	<input type="checkbox"/> Low Flow Water Treatment
<input checked="" type="checkbox"/> Field Staking By Engineer	<input type="checkbox"/> As-built Installer	

- Bench mark to be verified in field prior to construction.
- PE to stake out system prior to construction.
- TAHD to do scarification inspection.
- Supplier sieve to be submitted prior to placement of fill.
- In-place sieve to be submitted.
- Final inspection to be completed by TAHD and PE.
- As-built to be completed by PE.
- Holding tank: risers to grade with secondary safety device required.
- Septic tank: if greater than or equal to 2 feet below grade, 24" inner diameter risers to grade required. If concrete cover is removed, secondary safety device is required.
- Water meter to be installed to monitor water usage.
- Maintain a minimum of 25 feet separation distance to curtain drain from septic system.

COMMERCIAL on first floor AND ONE BEDROOM APARTMENT on second floor

Approved By: _____ Director Of Health *Jessica Cranney* Sanitarian



email to haw
use
office
12/12/2023

Substitute House Bill No. 6241

Public Act No. 23-49

AN ACT CONCERNING FARM WINERY PERMITTEES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (c) of section 30-16 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(c) (1) A manufacturer permit for a farm winery shall be in all respects the same as a manufacturer permit, except that the scope of operations of the holder shall be limited to wine and brandies distilled from grape products or other fruit products, including grappa and eau-de-vie. As used in this section, "farm winery" means any place or premises that is located on a farm in the state in which wine is manufactured and sold.

(2) Such permit shall, at the single principal premises of the farm winery, authorize (A) the sale in bulk by the holder thereof from the premises where the products are manufactured pursuant to such permit; (B) as to a manufacturer who produces one hundred thousand gallons of wine or less per year, the sale and shipment by the holder thereof to a retailer of wine manufactured by the farm winery permittee in the original sealed containers of not more than fifteen gallons per container; (C) the sale and shipment by the holder thereof of wine manufactured by the farm winery permittee to persons outside the state;



email
to
Law US
office
12/11/2023

Senate Bill No. 312

Public Act No. 09-47

AN ACT CONCERNING THE SALE OF CIDER AND APPLE WINE, WINE FESTIVALS AND THE HOURS OF OPERATION OF FARM WINERIES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (c) of section 30-16 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(c) A manufacturer permit for cider not exceeding six per cent alcohol by volume and apple wine not exceeding fifteen per cent alcohol by volume shall allow (1) the manufacture, storage, bottling and wholesale distribution and sale at retail of such cider and apple wine to permittees and nonpermittees in this state as may be permitted by law; but no such permit shall be issued unless the place or the plan of the place of manufacture has received the approval of the department; and (2) the sale and shipment by the holder of such permit of such cider and such apple wine to persons outside the state and to consumers in this state in the same manner and subject to the same conditions as such sale and shipment is permitted for wine by a farm winery manufacturer permittee pursuant to subsection (e) of this section. The annual fee for a manufacturer permit for cider shall be one hundred sixty dollars.

Sec. 2. Section 30-18a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) An out-of-state winery shipper's permit for wine shall allow the sale of wine to manufacturer and wholesaler permittees in this state as permitted by law and for those shippers that produce not more than one hundred thousand gallons of wine per year, the sale and shipment by the holder thereof to a retailer of wine manufactured by such permittee in the original sealed containers of not more than fifteen gallons per container. For purposes of this section, "wine" shall include cider not exceeding six per cent alcohol by volume and apple wine not exceeding fifteen per cent alcohol by volume.

(b) Subject to the provisions of this subsection, an out-of-state winery shipper's permit for wine shall allow the sale and delivery or shipment of wine manufactured by the permittee directly to a consumer in this state. Such permittee, when selling and shipping wine directly to a consumer in