

## **PLANNING & ZONING COMMISSION REGULAR APRIL 9, 2024 HYBRID MEETING**

**Present: Regular members Anna Timell, Christine Gray, James LaPorta and Phill West, Alternates Bruce Bennett and Will Evans and LUA/ZEO Karen Griswold Nelson**  
**Absent: Keith Bodwell, Stephen Saccardi and Michelle Shipp.**

**Others present Commission Planning Consultant Janell Mullen and members from the Affordable Housing Commission**

### **1. Call to order/Establish quorum.**

Chairman Anna Timell called the meeting to order at 7:00PM with a quorum established. Alternate Bruce Bennett was seated for Keith Bodwell and alternate Will Evans seated for Stephen Saccardi. All members participated in the evening's proceedings.

### **1. APPROVAL OF MINUTES; March 12<sup>th</sup> regular meeting minutes**

**Motion** made by Mr. West seconded by Mr. LaPorta to approve the minutes of the March 12, 2024 regular meeting with amendment (correction/Janell Mullen of Planning Document discussed, under Item 6 to "Revised to March 12, 2024): unanimously approved.

**2. NEW APPLICATIONS : None**

**3. PENDING APPLICATIONS. None**

**4. CORRESPONDENCE AND COMMUNICATIONS.**

**5. STAFF REPORT -**

**LUA/CZEO – Karen Griswold Nelson**

**Approval of proposed plans for a Lot Line adjustment between two lots of record – 129 and 119 College Street.** (Final maps prepared/and filed.)

Map entitled "48.530 Acres –Property Survey for Margery Sogliuzzi and Donald Whitford – 129 College Street prepared by Mathias Kiefer, dated March 13, 2024 (accompanied by TAHD approval for 129 College Street giving 119 College Street. 129 is giving 50 feet of land to 119 College Street.)

**Review of proposed boundary line adjustment prepared for Jeremy Brecher and Jill Cutler–36 Yelping Hill Road by Mathias Kiefer dated March 4, 2024"** Map made part of the record for discussion,

"Proposed Boundary Line adjustment map prepared for Jeremy Brecher/Jill Cutler #36 Yelping Hill Road, Cornwall, CT- dated March 5, 2024" by Mathias Kiefer dated March 5, 2024.

Jeremy Brecher and Jill Cutler were in the audience and were given the floor to discuss the lot adjustment as shown in Mapping referenced. It was stated that the lot showing the swap of 2 small parcels of land corrected the location of the driveway to the smaller lot with the existing residence from vacant land in conservation easements.

**Enforcement Actions – KGN – None,**

**ZP#1199 – Michael Pollen and Judith Beltzer – installation of a generator – 2 Prichard Road. Permit granted**

**ZP#1200 – Jeff Jacobson – Validation of an attached accessory dwelling – Valley Road. Filed on the land records by staff as part of the transfer of the property.**

**ZP#1201 – Spencer Compton owner- Wayde Wolfe applicant – construction of a 10' x 18' deck – 67 Dibble Hill Road. Permit approved.**

**ZP#1202 – Thomas and Debra Lavallo owners/Patrick Mulberry applicant – Construction of a driveway to a proposed single family residence – 2 Applewood Lane.**

**ZP#1203 – Cornwall Child Center/Town of Cornwall owner/Valley View Services LLC applicant – 8 Cream Hill Road. Permit approved.**

**6. PLANNING WORKSHOP MEETING - Workshop for commission member regarding 2020 Town Plan goals.**

Materials (emailed to Commission members prior to the meeting) made part of the record for discussion.

“Proposed Text Amendment regarding Duplexes, Triplexes, and Multi-family dwellings, Memorandum prepared for April 9, 2024 based on Commission discussion February 13 and March 12, 2024 by Janell Mullen, Commission Planning Consultant.

“Planning Development Districts (PDD's) prepared for Commission on 2/13/2024 and updated to 4/9/2024” by Janell Mullen, Commission Planning Consultant.

**Motion** made by Anna Timell, seconded by Christine Gray, for the Chair to create an insert for the Chronicle about the proposed amendments to the Zoning Regulations under discussion with the final version to be reviewed by Timell, Gray and Planning Consultant Mullen for discussion and approval at the May meeting; unanimously approved.,

There was general discussion of the documents as referenced with changes to be brought back to the May meeting,

**7. ADJOURNMENT.**

**Motion** made by Mr. Bennett seconded by Mr. LaPorta to adjourn at 8:39 PM; unanimously approved

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phill West