

PLANNING & ZONING COMMISSION REGULAR MAY 14, 2024 HYBRID MEETING

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

Absent: Keith Bodwell, Stephen Saccardi and Phill West.

Others present: No members in the audience.

1. Call to order/Establish quorum.

Chairman Anna Timell called the meeting to order at 7:05PM with a quorum established. Alternate Bruce Bennett was seated for Keith Bodwell, Will Evans seated for Phill West and Michelle Shipp for Stephen Saccardi. All members participated in the evening's proceedings.

1. APPROVAL OF MINUTES; April regular meeting minutes

Motion made by Mr. LaPorta, seconded by Ms. Gray to approve the minutes of the April 9th, 2024 regular meeting as presented: approved by members in attendance. Ms. Shipp abstained due to non-attendance.

2. NEW APPLICATIONS : None

3. PENDING APPLICATIONS. None

4. CORRESPONDENCE AND COMMUNICATIONS.

5. STAFF REPORT -

LUA/CZEO – Karen Griswold Nelson

ZP#1204 – Amber Construction applicant/Rember Reynolds et al owners – Interior changes to existing single family residence (located partly in front set back) with no changes to building footprints and underground propane tank. – 225 Dibble Hill Road.

ZP#1205 – West Cornwall Development Corporation – Signage for the “Pink House” – Lower River Road. (Permit approved as per original signage approved in special permit)

ZP#1206 – Hilltop Electric applicant/Michael Dutton trustee owner – Installation of a generator – 108 Town Street. Permit approved.

ZP#1207- Jane Carlen property owner/John Zeiser applicant – dba Cornwall Bridge Coffee LLC - “home based business/coffee roaster – 7 River Road South. Permit approved.

ZP#1208- Judy Herkimer owner/Klebe Fuel – Propane tank and generator – 42 Bald Mountain Road. Permit approved.

ZP#1209A&B- Wolfe owner/Wolfe and Morales LLC applicant- Home based business(s) – 111 College Street (147 Popple Swamp Road) –validation of existing contractor business.

There was general discussion current “issues” coming to the Land Use Office including validating existing home based business, development and use issues in West Cornwall pending the approval of the waste water treatment plant, issues in Cornwall Bridge regarding signage and changes to Route 7, and town wide permitting for food trucks. Griswold Nelson relayed a compliment from a very active Cornwall citizen regarding the value of the annual P&Z Planning meeting for providing a forum to hear what other town entities are doing. No enforcement actions listed.

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 “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.

There was general discussion of the document with minor corrections made prior to action on setting the amendments for public hearing. There was discussion of the change to height requirements and other minor amendments previously discussed with agreement to move forward on the “Housing” amendments first.

Motion made by Mr. LaPorta, seconded by Ms. Grey to set *Text amendments to the Town of Cornwall Zoning Regulations : Article 3 Definitions –addition of definitions “Duplex” and “Triplex” and change to definition of “Multi-family Housing, Article 4 “Permitted Uses” to add “Duplexes and Triplexes”, Article 4.7 GB Zone – change “Restaurants” to permitted uses, changes to the Permitted Use table to add “Duplexes and Triplexes to Special Permit in R-1, R-3, R-5 and GB Zones, Remove 10.1 g “Conversion of an Existing Single Family dwelling, edit Article 10.3 Special Use Provisions – Intent and Purposes, and Special Use standards”, renumber of all sections of Article 10 and change 10.13 to 10.12 “ Multi-family Housing* for public hearing on June 11, 2024 (Hybrid meeting/in person and zoom: unanimously approved,

7. ADJOURNMENT.

Motion made by Mr. Bennett, seconded by Ms Shippe to adjourn at 7:50 PM; unanimously approved

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phill West