

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

The Cornwall Planning and Zoning Commission will hold an IN PERSON/HYBRID ZOOM public hearing on **Tuesday, June 11, 2024 commencing at 7:00 PM in the Cornwall Library, 30 Pine Street** to hear the following: *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”. A copy of the regulatory changes are on file in the Office of the Town Clerk.*

At this public hearings, interested persons may appear and be heard and written communications received. Email communications to be made part of the record are to be sent to Landuse@cornwallct.gov. before 12 noon, June 6.

Dated this 28th day of May, 2024

Karen Griswold Nelson, Land Use administrator, Town of Cornwall

**Legal notice as published in the Republican American
on May 30th and June 6, 2024**

TEXT AMENDMENT DOCUMENT ATTACHED

Join Zoom Meeting

<https://us06web.zoom.us/j/83304329671?pwd=FFleq5m7K1LHzhph8dKPTj5kHonKnr.1>

Meeting ID: 833 0432 9671

Passcode: 099760

**Town of Cornwall
Planning & Zoning Commission
Proposed Text Amendment
Finalized public hearing set for June 11th, 2024**

Article 3- Definitions

Add the following definitions:

Duplex – a structure that contains two (2) dwelling units

Triplex – a structure that contains three (3) dwelling units

Change the following definition:

Multi-family housing – development on a single lot that contains three (3) or more dwelling units.

Article 4- Permitted Uses

4.3 Special Uses Permitted in Any Residential Zone

Change to:

m. Multi-family housing (**See Section 10.13**)

Add:

o. Duplexes

p. Triplexes

4.7 GB General Business Zone

b. Site plan uses permitted in the GB Zone

Add: 5. Restaurants

Remove “restaurants” from C.2 (Special Permit Uses)

“Duplexes” and “Triplexes” shall also be added to the **Permitted Use Table** and marked with “SP” under R-1, R-3, R-5, and GB.

“Hotel, Motels, & Restaurants” shall be separated in the Permitted Use Table so that “Restaurants” is on its own and marked with S for “Site Plan”.

Remove 10.1 g. “Conversion of an Existing- Single Family Dwelling” (1-5, inclusive)

Edit 10.3 to read:

Article 10 – Special Use Provisions

10.3 Mixed-Uses

a. Intent & Purpose

The purpose of this regulation is to allow for mixed uses such as allowing for dwelling unit(s) within a commercially used building in the commercial zone (General Business (GB)) of Cornwall. This allows more options for housing and commercial opportunities.

b. Special Use Standards

In the General Business (GB) Zone, residential use in a commercially used building may be permitted by the Commission subject to the approval of a Special Permit (in accordance with **Section 8**), and by satisfying all of the following requirements:

1. The combined use of the property shall be considered when determining the required parking. Each dwelling unit shall have two (2) spaces and each commercial use shall provide parking in accordance with **Article 11**.
2. A mixed-use proposal shall meet the approval criteria of Article 8, satisfy the General Requirements (Article 5) as well as comply with other regulatory authorities, including but not limited to, the Inland Wetlands & Conservation Commission, The Building Official, Fire Marshal, Torrington Area Health Department, and other regulatory agencies (as applicable).

Re-number all section of Article 10 Special Use Provisions thereafter.

10.13 will become 10.12, and shall be entitled “**Multi-family Housing**”

Requirement 1. Specifying the applicant as the Town or the Community Development Housing Corporation shall be removed and all other requirements of the section will remain and be renumbered.

Received 5/28/2024 New & Dimmen, Town Clerk



REFERRAL

May 28, 2024

REFERRED BY: Karen Nelson
DATE RECEIVED: May 16, 2024
TYPE OF REFERRAL: Zoning

MUNICIPALITY: Cornwall
PUBLIC HEARING DATE: June 11, 2024

REFERRAL COMMENT BY: Rista Malanca, AICP, NHCOCG Director of Community and Economic Development

DESCRIPTION OF PROPOSAL: The Cornwall Planning & Zoning Commission is proposing to amend various sections of its Zoning Regulations addressing multi-family housing.

STAFF COMMENTS:

NHCOCG staff finds the proposed amendment does not have any apparent conflicts with the Northwest Hills Plan of Conservation and Development or any inter-municipal impacts.

Received 5/16/2024 Van L. Dinneen, Town Clerk

**TOWN OF CORNWALL
PLANNING & ZONING COMMISSION
PO BOX 97 – CORNWALL, CT. 06753
Phone - (860) -672-4957 Fax - (860) - 672-4069
Email Landuse@cornwallct.gov**

Community & Economic Development Director
Northwest Hills Council of Governments
355 Goshen Road PO Box 832 Litchfield CT
E-Mail: rmalanca@northwesthillscog.org

Dear Ms. Malanca,

Enclosed please find a copy of amendments to the Cornwall Zoning regulations being proposed by the Cornwall Planning & Zoning Commission. The regulatory changes being proposed relate both to "Housing" goals in the 2020 Town Plan of Conservation and Development and other miscellaneous changes discussed as part of regulatory upgrades. The Commission has set a public hearing date on these amendments on June 11, 2024 commencing at 7PM in Cornwall Library in person and by Zoom.

Please address any comments to the Planning and Zoning Commission at the above referenced address.

Respectfully yours,



Karen Griswold Nelson, LUA
Town of Cornwall