

**PLANNING & ZONING COMMISSION REGULAR AUGUST 13, 2024 HYBRID MEETING**

**Present: Regular members Anna Timell, Christine Gray, James LaPorta, Stephen Saccardi (In 7:20pm) and Phill West, (in 7:20pm) Alternate Michelle Shipp, and LUA/ZEO Karen Griswold Nelson**

**Absent: Bruce Bennett, Keith Bodwell and Will Evans**

**Others present: Janell Mullen, Commission planning consultant**

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

Chairman Anna Timell called the meeting to order at 7:10PM with a quorum established. Alternate Michelle Shipp was seated for Keith Bodwell. All members participated in the evening's proceedings.

**1. APPROVAL OF MINUTES; June meeting minutes**

**Motion** made by Mr. LaPorta, seconded by Ms. Gray to approve the minutes of the June meeting as presented; unanimously approved.

**2. NEW APPLICATIONS : None**

**3. PENDING APPLICATIONS. None**

**4. CORRESPONDENCE AND COMMUNICATIONS**

Note was made of correspondence from the NWCOG regarding a scheduled 5<sup>th</sup> Thursday meeting on August 29, 2024

**5. STAFF REPORT -**

**LUA/CZEO – Karen Griswold Nelson**

**Enforcement Actions – KGN - None**

**ZP#1210 – Jack Zetkolic owner/Bodwell engineering applicant – Construction of a single family residence – 292 River Road. Permit approved**

**ZP#1211 – David L. Bain applicant/owner – Change of use from an office (formerly Bain Realty office)/apartment to a three bedroom single family residence – 419 Sharon Goshen Turnpike. Permit approved**

**ZP#1212 – Scott McCartney applicant/owner – Additions to an existing single family residence (seasonal cabin), addition of a code compliant septic and well – 8 Frederick Drive (private road). Permits approved**

**ZP#1213 – Neil Frauenglass applicant/owner – Garden shed - 46 Scoville Road. Permit approved.**

**ZP#1214 – Sandra Adelsberg & Robert Ghitelman owners/Patrick Mulberry architect – applicant – Alterations and additions to the primary residence, reconfigured deck and \*\*\*\* conversation of an existing detached accessory structure to an ADU under the newly adopted regulations- 106 Prichard Road. Permit approved.**

**ZP#1215 – Jane Herald and Robert Adzema - Reconstruction of porch/greenhouse on an existing foundation – 54 Sharon Goshen Turnpike. Permit approved.**

**ZP#1216 – Catherine Scott and Jane Resor owners/James Terrall owner – Installation of a swimming pool and pool house, and septic system. – 148 Cream Hill Road. Permit approved.**

Griswold Nelson addressed work to complete applications submitted by the Cornwall Housing Corporation needed for the submission of grants to start construction on 3 parcel lots, all currently with only driveway entries approved.

**ZP#1217, 1218 and 1219 --- Cornwall Housing Corporation --- Submission of plans for grant purposes for 3 parcel lots – 325 and 349 Town Street and Dark Entry Road.**

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

There was general discussion of the start of work on proposed amendments, both “small” and “large” to the Cornwall Zoning regulations. A memorandum entitled “Short Term Rentals” prepared by Janell Mullen, dated August 13, 2024 was made part of the record for discussion. By voice vote, the Commission decided to amend the height limitation on buildings, to clarify the definition of “structure” and to address short-term rentals.

**7. ADJOURNMENT.**

Motion made by Ms. Shipp. Seconded by Ms. Gray to adjourn at 8:37PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phill West