

PLANNING & ZONING COMMISSION REGULAR OCTOBER 8, 2024, HYBRID MEETING

Present: Regular members Anna Timell, Christine Gray, James LaPorta, Stephen Saccardi and Phill West, Alternates Bruce Bennett, and Michelle Shipp and LUA/ZEO Karen Griswold Nelson

Absent: Regular member Keith Bodwell

Others present: Commission Planning Consultant Janell Mullen.

Chairman Anna Timell called the regular meeting to order at 7:00PM with a quorum established. Alternate member Bruce Bennett was seated for regular member Keith Bodwell.

1. APPROVAL OF MINUTES; September meeting minutes

Motion made by Mrs. Shipp, seconded by Mr. West to approve the minutes of September 10, 2024 (as included in email) with corrections: unanimously approved.

2. NEW APPLICATIONS:

ZP# 1222 - West Cornwall Development applicant/owner - Site Plan modification for the change of use from one commercial space and two apartments to three apartments in a GB Zone -- Pink House - Sharon Goshen Turnpike.

A review letter prepared by Planner Janell Mullen was made part of the record.

Mapping supplied for review. Change of Use Plan – West Cornwall – Development Group LLC 417 Sharon Goshen Turnpike, West Cornwall CT by Colby Engineering dated 3/08/2023 revised to 9/27/2024.

John VanDoren (West Cornwall Development member) was in attendance to address the application. There was general discussion of the mapping supplied, with notes made of the lay-out for on-site parking for both tenants, and other vehicles, including construction vehicles based on restaurant hours of operation. Mr. Van Doren gave an overview of the size and designs of the apartments. It was agreed that final documentation from TAHD regarding the apartments and floorplans were needed before final signing off the application.

3. PENDING APPLICATIONS. None

4. CORRESPONDENCE AND COMMUNICATIONS

- **Draft annual report.**

The final draft of the annual report prepared by Chairman Timell with input from staff (kgn) was made part of the record.

- **Notes from LCCHO Annual Housing Summit - Sept. 30, 2024 (Attendees Anna Timell and Michelle Shipp – made part of the record.**

**5. STAFF REPORT -
LUA/CZEO – Karen Griswold Nelson
Enforcement Actions – KGN**

ZEO Griswold Nelson asked for discussion of **ZP#1224** as listed.

ZP#1224 – Block LLC/Shanta K. Sukhu owner/applicant – Construction of a single-family residence and new driveway on a pre-existing subdivision lot (buildable area not part of original subdivision approval -Madwam re-subdivision) - 11 Applewood Lane.

Information made up part of the record.

Mapping entitled “Septic System Design prepared for Shanta Sukhu – 11 Applewood Lane prepared by Connecticut Engineers and Surveyors- dated 3/24/2024.”

Correspondence from Connecticut Engineering regarding “buildable area.”

Griswold Nelson addressed the site plan prepared for a subdivision lot (Madwam 7 Lot Re-subdivision approved in 1986 on a (4 lot) private road prior to regulations requiring buildable area and updated stormwater management. It was noted that this was the last vacant approved building lot on Applewood Lane. Note was made that a second lot with a driveway (January 2024) was in process with similar issues as relating to driveway grades and location of home site There was general discussion for educational purposes of the jurisdiction of the Commission regarding the approval of the permit by the ZEO.

ZP#1221 – Susan Romeo owner/John Sager applicant – Construction of a 16’ x 16’ deck- 6 Scoville Hill Road. Permit approved.

ZP#1223- William Treem – 14’ x 24’ detached garage with an approved driveway entry from Flat Rocks Road – 3 South Road.

ZP#1225 – Jill Inbar owner/PK Contracting-Pallone/Karcheski LLC applicant- Construction of a screened porch/patio and deck (and installation of a new septic system for connection to existing garage, etc.)– 340 River Road. Permit approved.

6. PLANNING WORKSHOP MEETING –

- **Workshop for commission members regarding 2020 Town Plan goals.**

Document listing Plan Goals was made part of the record for discussion. After discussion and votes, it was agreed that expansion of the commercial zones would be the next Plan Goal to be addressed. In support of the new goal, commission members were encouraged to review their copies of the Cornwall Zoning map and consider potential expansions of the general business zone. Links to the new online mapping system and mapping system tutorial were to be forwarded to Commission member by staff and a large copy zoning map to be brought to the next meeting.

- **Final review of amendments to the Zoning regulations to be set for public hearing**

After final review and approval of the draft submitted by Planner Janell Mullen:

Motion made by Mr. West, seconded by Mr. LaPorta to set Text amendments to the Town of Cornwall Zoning Regulations: Within current regulations: Changes to Article 3 Definitions and Interpretations - "Building" "Height", and "Structure": Article 6 update to 6.1 Table of Dimensional Requirements" 6.2 "Exceptions to Dimensional Requirements"; and Additional Amendment - the omission of 10.7 "Mixed Uses" and renumbering of Section 10 for Public hearing at the November 12, 2024 regularly scheduled meeting; unanimously approved.

- **Bylaw review**

The Bylaw subcommittee (Christine, Phill, Anna) was assigned to review and propose updates to the commission bylaws.

7. ADJOURNMENT.

Motion made by Mr. LaPorta seconded by Mr. Bennett to adjourn at 8:23PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phil West