

**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, November 12, 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:*

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.

A copy of the regulatory changes is on file in the Office of the Town Clerk.

At this public hearing, interested people 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, November 7th.

Dated this 19th day of October 2025

Karen Griswold Nelson, Land Use administrator, Town of Cornwall

**Legal notice as to be published in the Republican American
On November 1st and November 8, 2024**

Join Zoom Meeting

<https://us06web.zoom.us/j/86822959409?pwd=coW4mkdbOP6skhdpV3vZ3bt6h4lkEp.1>

Meeting ID: 868 2295 9409

Passcode: 813195

TEXT AMENDMENT DOCUMENT ATTACHED

Received 10/24/2024 Van L. Dimmen, 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**

Northwest Hills Council of Governments
Robert Phillips,
355 Goshen Road PO Box 832 Litchfield CT
E-Mail: rphillips@northwesthillscog.org

Att: Robert Phillips - executive director

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 to miscellaneous changes discussed as part of regulatory upgrades. The Commission has set a public hearing date on these amendments on November 12, 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

TOWN OF CORNWALL

Regulatory Changes - Structure & height

Memo prepared by Janell Mullen, Consultant Town Planner

Discussed on September 10th, 2024, clean copy provided for October 8th, 2024,

Public hearing set for November 12th, 2024

BACKGROUND

On Tuesday August 13th 2024, The Town of Cornwall Planning & Zoning Commission discussed their priorities regarding regulation updates. Within the category of “small updates”, most of the Commissioners wanted to focus on “redefining/clarifying the definition of structure” and the “maximum height restriction”.

CURRENT REGULATIONS

Within **Article 3 Definitions & Interpretations:**

Building: “Structure”. A structure having a roof supported by columns and/or walls and intended for the shelter, housing, or enclosure of any person, animal, process, equipment, goods, or materials.

Structure: any combination of materials that is affixed to the land, including but not limited to, a residential dwelling, generators, above ground propane tanks, barns, sheds, swimming pools, tennis courts and/or decks.

Height as a term is undefined.

Within **Article 6 Dimensional Requirements**, the Schedule of Dimensional Requirements applies to all newly created lots and structures.

The **Table of Dimensional Requirements** includes maximum height and lists it as 45’ within each zone.

6.2 Exceptions to the Dimensional Requirements is as follows:

- a. accessory structures with a footprint of less than 250 sf, septic systems, and well
- b. handicap ramps (temporary or permanent)

PROPOSED LANGUAGE SET FOR PUBLIC HEARING (NOV 2024):

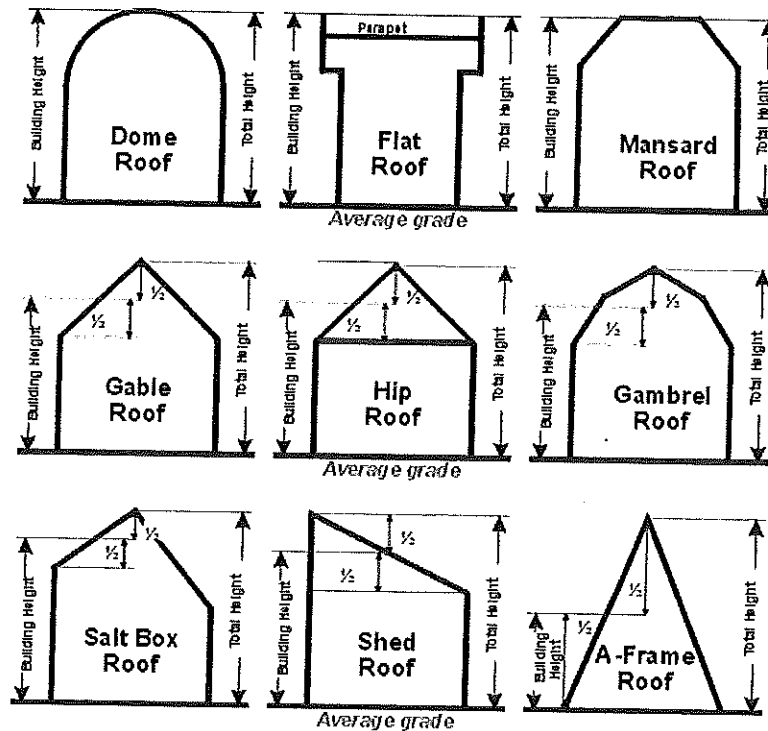
A Commission discussion led to the consensus that there exists a need for amendments and additions that would further clarify specific requirements. The amended language was discussed and is proposed as follows:

Article 3 Definitions & Interpretations

The following definitions will be inserted within Article 3 in alphabetical order. The terms that have been already defined “building” and “structure” will be removed and replaced with the following language:

Building: A type of structure having a roof supported by columns and/or walls and intended for the shelter, housing, or enclosure of any permissible use or occupancy.

Height: The vertical distance measured from average finished grade to the highest point of the structure or to the mean level between the ridge and the eaves for hip, gambrel, salt box, shed, or A-frame roofs. (See graphic below)



Graphic Source: American Planning Association – Planner’s Dictionary

Structure: Any combination of materials that is affixed to the land. This includes, but is not limited to, buildings, permanent generators, above ground propane tanks, barns, sheds, swimming pools, sport courts and/or decks.

Article 6

6.1 Table of Dimensional Requirements

The following language will remove and replace what is currently stated within 6.1 (a, b, c as listed below will remain)

The minimum lot size, minimum buildable area, and minimum buildable area rectangle shall apply to all newly created lots. Newly created structures shall be subject to setback requirements, maximum height requirements, and maximum lot coverage.

The **Table of Dimensional Requirements** will be updated so that the Maximum Height (ft) of structures is listed as **35** within each zone.

6.2 Exceptions to Dimensional Requirements

This section will be updated to state the following.

A. The following are exceptions to the setback requirements:

1. Accessory structures with a footprint of less than two-hundred fifty square feet (250 sf), septic systems, and wells.
2. Handicap ramps, entry stairs, stoops, loading docks/ramps and/or fire escapes
3. Retaining walls, fences, patios, stonewalls, and other minor decorative elements (eg signs) or stormwater management elements (eg rain gardens, bioswales).

B. The following are exceptions to the maximum height requirement:

1. Barns used for agricultural purposes
2. Decorative elements such as spires, belfries, cupolas, flag poles and/or steeples
3. Elements such as rooftop utilities/equipment, telecommunication towers, and/or chimneys

ADDITIONAL AMENDMENT

It was concluded that **10.7 Mixed Uses** should be omitted (completely removed) in light of a recent update 10.3 Mixed Uses (Residential & Commercial) so that conflicts are removed from the regulations.

Article 10: Special Use Provisions will be appropriately renumbered as a result.