

**A REGULAR MEETING OF
THE CORNWALL PLANNING & ZONING COMMISSION
TO BE HELD ON TUESDAY
DECEMBER 10, 2024
COMMENCING AT 7:00PM IN PERSON AND HYBRID
CORNWALL LIBRARY PINE STREET CORNWALL CT**

Join Zoom Meeting

<https://us06web.zoom.us/j/81298626782?pwd=sqzMrySu4sSyXX2UCMq5QMU4NHs712.1>

Meeting ID: 812 9862 6782

Passcode: 916672

ZONING PERMITS LISTED AT THE END OF THE AGENDA -

- 1. APPROVAL OF MINUTES; November regular meeting minutes**
- 2. NEW APPLICATIONS:**
ZP#1243 - 26 and 44 Kent Road applicant/owner - Reconstruction of a lumber yard/building supply facility as per Site Plan supplied - 44 Kent Road. Site plan supplied subject to review and approval by Planning & Zoning Commission for reconfigured replacement structure(s), storm water management structures, etc. - 44 Kent Road.
- 3. PENDING 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. Receipt of information (TAHD approval/floor plans)
- 4. CORRESPONDENCE AND COMMUNICATIONS.**
- 5. STAFF REPORT -**
LUA/CZEO - Karen Griswold Nelson
Enforcement Actions - KGN
- 6. PLANNING WORKSHOP MEETING -**
 - **Bylaw review committee report**
 - **Plan Goal discussion - expansion of commercial zones and review of zoning map - shared discussion with Economic Development Commission**
 - **Approval of 2025 meeting dates and establishment of Annual Planning meeting date and format.**
- 7. ADJOURNMENT.**

ZP#1238 - John Repas owner/Hocon Gas - propane tank installation to supply (future) generator - 136 Kent Road. Permit approved.

ZP#1239 - Sean Quinn owner/Jennings Oil applicant - Installation of an above ground propane tank - 8 Sharon Goshen Turnpike. Approval pending TAHD approval.

ZP#1240 - Gaynor Cole property owner/Garrick Dinneen applicant - Installation of a generator - 25 Essex Hill Road. Permit approved.

ZP#1241 - Alina Rovinskaia - applicant/owner - Propane tanks and future generator - (emergency repair) - 237 Kent Road. Permit approved.

ZP#1242 Ro Brown McClaw applicant/owner - 8 x 16' shed for storage purposes - 277 Sharon Goshen Turnpike.

ZP#1243 - 26 and 44 Kent Road applicant/owner - Reconstruction of a lumber yard/building supply facility as per site Plan supplied - 44 Kent Road. Subject to review by Planning & Zoning Commission for reconfigured replacement structure(s), storm water management structures - 44 Kent Road. (See under New Applications)

All formal communications to the Planning and Zoning Commission to be posted on the
Town Land Use website page

<https://cornwallct.org/category/town-of-cornwall/minutes-agendas/planning-zoning>
must be received by the Land Use office, by email Landuse@cornwallct.gov or written form
by Thursday at 12 noon the week before the next regularly scheduled P&Z meeting. All
communications received after the deadline will be brought to the next regularly scheduled
meeting (by staff) or can be brought to the upcoming meeting.