

PLANNING & ZONING COMMISSION REGULAR DECEMBER 10, 2024, HYBRID MEETING

Present: Regular members Anna Timell, Christine Gray, James LaPorta (Zoom) Stephen Saccardi (in 7:15PM) and Phill West, alternates Will Evans and Michelle Shipp (ZOOM) and LUA/ZEO Karen Griswold Nelson

Absent: Regular member Keith Bodwell and Alternate Bruce Bennett

Others present: Commission Planning Consultant Janell Mullen.

Chairman Anna Timell called the regular meeting to order at 7:06PM with a quorum established. Alternate member Will Evans was seated for regular member Keith Bodwell. All members participated in the evening's business.

1. APPROVAL OF MINUTES; November regular meeting minutes

The approval of the November meeting minutes was deferred to the January meeting for corrections.

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.

Information made part of the record.

- Mapping entitled "Northeast Building Supply "44 Kent Road – Cornwall CT prepared for 26 & 44 Kent Road 1452 Barnum Avenue Bridgeport CT, by Surveyor Robert Hock Licensed Land Surveyor LLC, Allee Architecture and Design, Lakeville CT and Engineer R Hiltbrand Engineering & Surveying, Bristol CT, Sheets include Property Survey, Demolition Plan, Site Layout Plan, Site Grading and Drainage Plan, Subsurface. Sewage Disposal, Notes and Details, Erosion and Sedimentation Control Measures Plan, Erosion and Sedimentation Control Measures – Notes and Details, Site Details (1 of 2), Site Details (2 of 2), Predevelopment Drainage Area Map all sheets dated October 3, 2024. (as approved by IWWE0)
- Elevations and floor plans (made part of P&Z meeting only) Sheets entitled "Zoning Review drawing file A101-E1 dated 12/10/2024 prepared by Allee Architecture.
- Torrington Area health approval

People in attendance to represent the application: John C. Allee, Principal, and Barbara Olsen Pascale, Associate, from Allee Architecture + Design LLC, (Millerton, NY, Robert Hiltbrand, PE and principal of R. R. R. Hiltbrand, Bristol and Jan Cohen, Owner/Applicant.

Jan Cohen, applicant/owner gave an overview of the current site and the past history of the site prior to and after the 2016-fire event that resulted in temporary structures permitted while reconstruction plans could be approved and prepared. There was general discussion as to parking spaces, (based on the various uses including sales, showrooms, etc.) and as deemed by Mr. Cohen as better than before the fire.

Robert Hiltbrand, PE with an office in Bristol CT, addressed the site plans as relating to storm water management, impervious surfaces (temporary coverage as relating to the Housatonic River Inner and Outer corridor requirements) and the adjacent wetlands. Mr. Hiltbrand addressed the overall plans handling sheet flow from the DOT storm water outlet and plans to remove storm water from draining onto an abutting property. There was general discussion as to the placement of storage facilities and parking as relating to storm water management design with note of made of wetlands approval of the design as presented based on the IWWA's finding of the current plan being more protective of the wetlands and watercourses on and near the site than previously existing (as based on input from IWWEO Griswold Nelson).

Barbara Olsen Pascale, Associate, from Allee Architecture & Design LLC addressed the design of the lumberyard structure (Zoning review drawings) containing sales area, showrooms, storage, Cornwall Building official's office, etc. as shown in the elevations and floor plans provided. In response to questions as to overall height, (based on the change in the Zoning Regulations effective 12/1/2024) for the reduction in overall height to 35', Ms. Pascale was to address the overall height of the building (based on elevations) as a condition of final approval.

Motion made by Ms. Timell, seconded by Mr. West, to approve the Site Plan supplied and listed as part of ZP#1243 - 26 and 44 Kent Road applicant/owner for the 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 with the condition that the "final height" calculation be made part of record prior to the issuance of the Zoning permit: unanimously approved.

Motion made by Mr. West, seconded by Mr. Saccardi to amend the agenda to move the Plan Goal discussion for expansion of commercial zones and review of zoning map - as a shared discussion with Economic Development Commission members in attendance prior to all other business: unanimously approved.

EDC Chair Simon Hewitt and member David Keisman were in attendance to address the Commission. Full size copies of Zoning maps for review were made part of the record. Chairman Timell addressed the Commission's desire to discuss the feasibility of expanding the current business zones, noting that The Economic Development Subcommittee for the Town Plan had discussed moving the GB boundary in Cornwall Bridge (CB) towards Kent, the boundary in West Cornwall up Route 128 and also establishing a new GB zone at the Four Corners. (Copy of 2020 Plan Goals made part of the record. Mr.'s Hewitt and Keisman, raised questions regarding extending the GB zones when the existing ones have not been filled, citing regulatory difficulties as one of the obstacles for prospective businesses. Mr. Keisman expressed great concern about the inadequacy of cell service coverage in Cornwall overall also as a limiting factor.

Mr. Hewitt reported that the EDC is working to increase demand for business space and creating an inventory of business space and the current septic status of business in both GB zones. Mr. Hewitt stated that a Cornwall Bridge (CB) "Placemakers Project" had been formed to look at traffic slowing measures among other things since CB is currently a "drive-through" town, adding that he would welcome a P&Z member to join in their discussions. In general, Mr. Hewitt stated that the EDC believes Cornwall needs more cafes and restaurants.

Town Planner Janell Mullen offered to assist any new business prospects in navigating the various regulations. Commissioners also briefly touched on the idea of barring conversion of current ground floor businesses to residential use. There was general agreement to continue to keep lines of communication open on current projects and future projects.

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)

Noted as information as requested received and made available and part of the record.

4. CORRESPONDENCE AND COMMUNICATIONS.

5. STAFF REPORT -

**LUA/CZEO - Karen Griswold Nelson
Enforcement Actions - KGN**

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.

6. PLANNING WORKSHOP MEETING –

- **Bylaw review committee report**

Draft copies of updated bylaws were made part of the record. Discussion to be continued.

- **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.**

Copy of meeting dates (as filed with the Town Clerk) was made part of the record. After discussion, Wednesday, January 22, 2025, commencing at 6:00Pm, final location to be determined, was established for the **Annual Planning Meeting**: The date was set for Wed. January 22 at 6:00pm. There was discussion of how to change the format to encourage more communication and collaboration between town organizations listed in the Plan, including Break-out sessions into small groups similar to the 2019 Town Plan initial meeting and food and drink available to all attendees.

7. ADJOURNMENT.

Motion made by action of the chairman to adjourn at 9:05PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phill West