

## **PLANNING & ZONING COMMISSION REGULAR MAY 13, 2025 HYBRID MEETING MINUTES**

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

**Absent:** Regular member Will Evans

**Others present:** Planning Consultant Janell Mullen.

Chairman Anna Timell called the meeting to order at 7:05PM with a quorum established. All members participated in the evening's business.

### **1. APPROVAL OF MINUTES; April regular meeting (Special May 2 subcommittee meeting minutes)**

**Motion** made by Mr. Bodwell seconded by Ms. Gray to approve the April regular meeting minutes as presented: unanimously approved.

May 2 "Buildable Area" subcommittee minutes forward to all Commission members was made part of the record. There was general discussion with agreement that the minutes did not require approval from the Commission at large and was to be made part of the evening's Workshop. Minutes are on file in the Land Use office.

### **2. NEW APPLICATIONS: None**

### **3. PENDING APPLICATIONS. None**

### **4. CORRESPONDENCE AND COMMUNICATIONS.**

- Email correspondence from David Colbert (made part of the record)
- Minutes from the Buildable Area Subcommittee (see approval of minutes)

### **5. STAFF REPORT -**

**LUA/CZEO – Karen Griswold Nelson**

**Enforcement Actions – KGN (None reported)**

**ZP#1254 – Sandy Adelsberg owner/Mike Izzi applicant – Additional living space and deck – 106 Prichard Road. Permit approved,**

**ZP#1255 – Robert Nethery – addition of deck on an existing foundation – Great Hollow Road. Permit approved.**

**ZP#1256 – Cornwall Housing Corporation/Nicholas and Laura Madeiros applicants- alterations to an existing residence for bedroom expansion – 17 Pierce Lane. Permit approved.**

### **6. PLANNING WORKSHOP MEETING –**

Information made part of the record (as provided by Town Planner Janell Mullen)

- UConn Zoning for Municipal Resiliency – Maximum Lot Size Reduction and Resiliency

Mapping referenced and made part of the record by Chairman Anna Timell

- Map prepared by HVA entitled "Land Development Suitability" – contained as an attachment in Town of Cornwall Plan of Conservation & Development 2020 Adopted 11/12/2020 effective date January 1, 2020. (Available online as part of the Town Plan)

Chairman Timell reminded the Commission about the results of the town-wide survey conducted during the planning of the 2020 POCD. The following recommendations for regulation reform were discussed:

1. **Buildable Area Rectangle:** Subcommittee members Christine Gray, James LaPort and Keith Bodwell proposed eliminating the rectangle in the definition of buildable area. It was noted that while a property may have more than one buildable area, the current regulations only allow one house per lot, except for accessory dwelling units. These are nevertheless expected to be built within the original buildable area. The Commission concurred after some discussion with **Motion** made by Chairman Timell, seconded by Mr. Bodwell to direct Land Use Planner Janell Mullen to frame the language for a vote at the next meeting; unanimously approved.
2. **Setback reductions:** The Chair had had a conversation with Bruce Bennett who had advocated for setback reductions in an overlay zone. The Chair advocated for multiple small-scale changes designed to ease obstacles to home creation, including reduction of the front setback by ten feet to reduce the cost of driveways. There was a lengthy discussion without formation of a consensus.
3. **Overlay Zone:** Former P&Z Chair David Colbert had recommended use of an overlay zone in areas designated as having high/medium potential for development in the Land Development Suitability map created for the 2020 Town Plan. (Reference to Correspondence received). Bruce Bennett strongly supported this idea, especially around current town centers. There was a lengthy discussion without a development of consensus.
4. **Allow increased density on 1 and 3 acre lots:** Not discussed in detail except that the original advocate retreated from his prior suggestion. It was noted that our approval of duplexes and triplexes had already increased allowable density. It was also noted our Planned Conservation Zone regulation, which allows increased density on a single lot, has never been utilized.
5. **Allow more than 2 houses on a single driveway to reduce costs:** the discussion centered on historic difficulties between owners of shared driveways to agree on shared duties and costs. The risk of increased requests that the town take over maintenance of a private road was seen as a downside. It was decided that the Commission should systematically review the Subdivision Regulations under Janell Mullen's guidance to update them (last version dated 2004) and to look for opportunities for other beneficial regulatory changes.

## 6. ADJOURN.

**Motion** made by Mr. LaPorta, seconded by Ms. Shippe to adjourn the meeting at 8:30PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson for Commission secretary Phil West