

Application Fee: \$150.00

PLANNING & ZONING COMMISSION
TOWN OF CORNWALL, CONNECTICUT
Cornwall Land-Use | Annex Office | 26 Pine Street Cornwall, CT 06753
860-672-4957 | landuse@cornwallct.gov

APPLICATION FOR TEXT/MAP AMENDMENT

I. APPLICANT INFORMATION

Name: **Martin J. Connor, AICP, Planning Consultant**

Address: **9 Millay Ct., Litchfield, CT 06759**

Contact Phone: **860-485-3262**

Email: **martinjconnor@gmail.com**

II. PROPOSED AMENDMENT

Please specify if the petition is for a MAP or TEXT AMENDMENT or BOTH and explain in detail the requested changes. For a map amendment, please attached a supplemental map indicating the parcels that are involved with the petition.

Proposed Text: *Please specify the sections of the Zoning Regulations that will contain the proposed changes.*

On behalf of the West Cornwall Development Group, David Ellen, Jeff Morgan and John Van Doren, I am submitting a proposed Text Amendment to the Zoning Regulations, Article 6, Section 6.1 Table of Dimensional Requirements specifically for properties currently existing in the West Cornwall General Business - GB Zone. A new column, GB - WC is being proposed with changes to the minimum lot size, minimum buildable area, minimum dimension of buildable area, minimum lot width, minimum front yard setback, minimum side yard setback, minimum rear yard setback, maximum height and maximum lot coverage that are consistent with the built environment, unique characteristics and the historic nature of the West Cornwall General Business Zone. These proposed changes are consistent with the Town of Cornwall Plan of Conservation & Development 2020, specifically the Economic Section of the plan. The plan recommends that the Planning & Zoning Commission and Economic Development Commission, “Review the zoning regulations for the general business zones. Revise set-backs, parking requirements, lot area,

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and coverage requirements as needed to add flexibility and increase the availability of usable commercially zoned land.”

See proposed GB - WC Zone text amendments in chart below:

ZONE	R-1	R-3	R-5	GB	GB- WC
Minimum Lot Size (acres)	1	3	5		10,000 sf
Min. Buildable Area (sf)	20,000	20,000	20,000		n/a
Min. dimension of Buildable Area (ft)	100	100	100		n/a
Minimum Lot Width (ft)	150	200	250		50
Min. front yard setback (ft)	25	40	50		0
Min. side yard setback (ft)	25	40	50		0
Min. rear yard setback (ft)	25	40	50		0
Maximum Height (ft)	35	35	35		35
Maximum Lot Coverage	15%	10%	10%		n/a

III. **SIGNATURE:** *(or attach authorization letter from property owner)*

Martin J. Connor

Date Submitted: 11/20/25

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For office/staff use only:

DATE OF APPLICATION TO BE OFFICIALLY RECEIVED:

DATE OF SCHEDULED PUBLIC HEARING :

NOTES:

DATE OF DECISION: