

**CORNWALL PLANNING AND ZONING COMMISSION**  
**MEETING AGENDA**  
**Tuesday January 13, 2025, 7:00 p.m.**  
**Cornwall Library, 30 Pine Street – Cornwall, CT**  
***Hybrid Meeting***

Join Zoom Meeting  
<https://us06web.zoom.us/j/6561995085?omn=88546094938>  
Meeting ID: 656 199 5085

- 1. Call to Order – Appointment of Alternates**
- 2. Approval of Minutes – December 9, 2025**
- 3. Public Hearing**
  - a. Martin Connor on behalf of West Cornwall Development Group, LLC.** – 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. Establishment of a new West Cornwall General Business Zone.
- 4. New Business**
  - a. Karl Saliter on behalf of Karls on Wheels – 26 Kent Road** – Retail Stores & Trades site plan application to locate moving company and appurtenant retail and temporary storage space in the GB zoning district. MBL #H01-002-004.
  - b. David Colbert on behalf of Prentice Colbert, INC – 47 Bald Mountain Road** (*lease held by the Botein-Read family on Dark Entry Forest, Inc. land*) – Special permit application for a Major Home Business in the R-5 zoning district. The business Prentice Colbert is engaged in the fabrication of kinetic sculptures. MBL #C02-002-013-J.
  - c. Keith Bodwell P.E. on behalf of Will Evans – Great Hollow Road** – Application for a 3-lot subdivision to include 2 frontage lots and 1 rear flag lot. MBL# D03-001-007.
  - d. Tom Eucalitto on behalf of Coltsfoot Valley Farm, LLC – 39 Jewell Street** – Special permit application for accessory agricultural culinary events to include tastings and workshops in accordance with Article 10.5.f.4. MBL# D06-001-015.
- 5. Old Business**
  - a. Planning Workshop** – Review of Subdivision Regulations
- 6. Land Use Administrator’s Report**
- 7. Correspondence**
- 8. Adjournment**