

**CORNWALL PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Tuesday December 9, 2025, 7:00 p.m.

**Cornwall Library, 30 Pine Street – Cornwall, CT
*Hybrid Meeting***

1. Call to Order – Appointment of Alternates

Chair A. Timell called the meeting to order at 7:04 p.m. and took attendance.

Members Present: A. Timell, J. LaPorta, S. Saccardi, C. Gray, B. Bennett (A), M. Shipp (A)

Also Present: S. Musselman, J. Mullen.

Members Absent: K. Bodwell, P. West, W. Evans (A)

Appointment of Alternates: M. Shipp, B. Bennett.

2. Approval of Minutes – November 12, 2025

M. Shipp moved to approve the 11/12/25 minutes. C. Gray seconded and the motion to approve carried unanimously.

3. Public Hearing: None.

4. New Business

- 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 new West Cornwall General Business Zone.

J. Van Doren was present for the application on behalf of the West Cornwall Development Group. A. Timell then gave a brief history of how the lot sizes were increased for commercially zoned properties on the recommendation from consultants the PZC hired in 1962 from ¼-acre to 1-acre. A. Timell also produced a comparative table of commercial zone sizes in other towns in the Northwest Corner and shared it with the Commission.

After confirming the date for the January meeting, A. Timell moved to set the petitioned text amendment to a public hearing for 1/13/26. J. LaPorta seconded and the motion to set a public hearing carried unanimously.

M. Shipp then moved to add an item #4a to the agenda – Karl Saliter – Pre-application discussion regarding potential use of an existing retail space for operation of moving business in the GB zone. S. Saccardi seconded and the motion to add item #4a to the agenda carried unanimously.

- b. Karl Saliter** – Pre-application discussion regarding the potential use of an existing retail space for operation of a moving business in the GB zone.

Karl Saliter, owner of Karl on Wheels, was present for the discussion and shared his plan to use an existing retail space, 26 Kent Road South, for the operation of his moving business. The purpose of the discussion was to determine whether the proposed use fits within the existing uses permissible in the General Business zone or if it would require a text amendment. S. Musselman conferred with J. Mullen regarding the classification of K. Saliter's proposed use and as the "shop and storage" use was undefined in the regulations it was determined that bringing this discussion before the Commission was the best course of action.

K. Saliter stated he will use the existing retail portion of the building as a mixed retail space and office for his business and will utilize the rear of the building for temporary storage during moving operations. It was clarified that there would be no external "personal" storage proposed for the property. After discussion the Commission determined that the "retail stores & trades" was the appropriate use designation and that K. Saliter will need to apply for a site plan application to establish his business at the site.

5. Old Business

- a. Planning Workshop** – Review of Subdivision Regulations

Commissioners reviewed Article 5.7 of the Subdivision Regulations and discussed the need to define open space. J. Mullen shared that the POCD states that the Open Space Plan needs to be kept updated and that the zoning and subdivision regulations should be revised to encourage low-impact development standards wherever possible.

J. Mullen then inquired whether the Commission was satisfied with the existing format of the subdivision regulations or if she should work on re-structuring the document in a similar format to what she did with the zoning regulations. Commissioners agreed that the current format is neither efficient nor user-friendly and asked J. Mullen to begin working on the re-organization. Additionally, the subdivision road standards were acknowledged as being outdated and in need of simplification.

6. Land Use Administrator's Report

Commissioners reviewed S. Musselman's report dated 12/9/25. Since the last meeting 8 permits were issued including permits for 4 generators, 1 addition, and 1 new dwelling on Town Street.

7. Correspondence

- A letter dated 12/8/25 from Mare Rubin, Chair of the EDC, was received in support of the proposed text amendment to establish a West Cornwall General Business zone.

8. Adjournment

M. Shipp moved to adjourn at 8:26 p.m. S. Saccardi seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Town of Cornwall
Land Use Administrator