

**CORNWALL PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Tuesday January 13, 2025, 7:00 p.m.

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

1. Call to Order – Appointment of Alternates

A. Timell called the meeting to order at 7:04 pm and took attendance.

Members Present: A. Timell, K. Bodwell, P. West, C. Gray, S. Saccardi (7:06), J. LaPorta (Z), M. Shipp (AZ), B. Bennett (A), W. Evans (A).

Also Present: J. Mullen, S. Musselman (Z).

Members Absent: None

Appointment of Alternates: None.

2. Approval of Minutes – December 9, 2025

C. Gray moved to approve the 12/9/25 minutes. J. LaPorta seconded and the motion to approve carried.

C. Gray moved to add an agenda item to set an annual planning meeting date after new business and before old business. K. Bodwell seconded and the motion to add an item carried unanimously.

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.

Before opening the hearing A. Timell read the legal notice published on 1/3 & 1/6 in the Republican-American and noted that positive referral had been received by the NHCOG. Present for the application was planner Martin Connor and John Van Doren and Jeff Morgan of the West Cornwall Development Group.

M. Connor began the presentation by giving an overview of the existing non-conforming condition of the properties in the General Business district in West Cornwall. By establishing a separate business district for West Cornwall with its own dimensional requirements that match the existing pattern of development of the village will allow existing businesses to expand and make improvements to their properties. At the same time these changes will ideally attract new businesses to the village. M. Connor stated that the POCD supports their application as it encourages the Town to support business

and employment opportunities. J. Van Doren added that similar amendments have been adopted in Towns like Kent and Falls Village and have seen success in promoting business growth.

Commissioners discussed whether having 0' setbacks were feasible considering public safety with the age of the wooden buildings in the village. B. Bennett also shared his concerns with lowering the minimum lot size as all the properties area on septic systems. M. Connor stated that the Town is working on establishing a water treatment facility for West Cornwall and that in the meantime to subdivide a property applicants will have to demonstrate they can install a code compliant septic system and receive approval from Torrington Area Health.

Before opening the hearing to the public A. Timell read a letter from Naison Masticola with concerns with lowering the lot size and setbacks. A. Timell then opened the hearing to the public for comment.

- *Rocco Botto, Bunker Hill* - Spoke in favor of the application as it is in line with the POCD and would help promote business growth in West Cornwall.
- *Gordon Ridgway, Town Street* – Spoke in favor of the application as allowing the non-conforming status of the West Cornwall commercial area is bad planning especially as the Town is embarking on its largest capital improvement project to date with the construction of a water treatment plant.
- *Judy Herkimer, Bald Mtn.* – Spoke neither for nor against the application. Requested more time to familiarize with the application so the public can determine if they support it or not.
- *Nancy Berry, Lake Road* – Spoke in favor of the application and commended the WCDG for their work and investment in the community.

K. Bodwell moved to close the public hearing and S. Saccardi seconded. There was some discussion amongst Commissioners as to if there had been enough public notification. After discussion concluded A. Timell called for a vote and the motion to close the hearing carried unanimously.

After discussing item #6a Commissioners went back to act on item #3a. Commissioners agreed to modify the applications dimensional requirements to 0' front setback and 5' side and rear setback due to concerns with public safety. A. Timell moved to approve the text amendment as modified with setbacks of 0' Front and 5' Side/Rear as it is in accordance with the stated goals of the 2020 POCD C. Gray seconded and the motion to approve the proposed text amendment as modified carried unanimously.

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.

Karl Saliter was present for the application and submitted approval from Torrington Area Health along with updated floor plans. Commissioners reviewed the updated submissions and determined the application was complete. J. LaPorta asked to confirm that the application did not include public storage. K. Saliter responded that there would be no public storage on site.

There was some discussion on whether the Commission should act on the application or wait until the next meeting. K. Saliter explained that he was up against a tight time window as he was hoping to close on the property in the next few weeks. S. Saccardi stated that K. Saliter submitted all required information requested at the last meeting and encouraged the Commission to act on the application.

With no further discussion P. West moved to accept and approve the site plan application for 26 Kent Road – Karl on Wheels – to locate a moving company with appurtenant retail and temporary storage space in the GB zoning district. K. Bodwell seconded and the motion to accept and approve carried unanimously.

- 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.

D. Colbert was present for the discussion. The Commission determined the application to be incomplete as approval from Torrington Area Health is required and has not been applied for yet by the applicant.

- 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.

As they were the applicants Commissioners K. Bodwell and W. Evans recused themselves and gave a presentation on the proposed 3-lot subdivision. It was noted that the application has been received by IWC.

Commissioners reviewed the proposed plan and discussion focused on the required open space set-aside. W. Evans has approached several groups include the Cornwall Conservation Trust and hasn't been able to find a group willing to accept the open space yet. An alternative, payment-in-lieu of open space, was discussed.

The Commission determined the application to be incomplete as Torrington Area Health approval hadn't been received and the subdivision plan was lacking essential elements like the required open space set-aside.

- 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.

T. Eucalitto was present for the discussion. The Commission decided the application was determined to be incomplete as the scope of the application needed to be finalized and T. Eucalitto needs to meet with and obtain approval from Torrington Area Health.

- 5. Annual Planning Meeting –** *Set date for annual meeting.*

Commissioners discussed plans for holding the annual planning meeting and agreed to hold the meeting for 2/5/26 at 7 p.m. Topics will be economic development, housing, natural resources, and culture.

- 6. Old Business**

P. West moved to table Agenda items 6-8 to the next meeting. K. Bodwell seconded and the motion carried unanimously.

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

- 7. Land Use Administrator's Report**

- 8. Correspondence**

- 9. Adjournment**

K. Bodwell moved to adjourn at 9:25 pm. P. West seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Town of Cornwall, CT.