

**CORNWALL PLANNING AND ZONING COMMISSION**  
**MEETING AGENDA**  
**Tuesday March 10, 2026, 7:00 p.m.**  
**Cornwall Library, 30 Pine Street – Cornwall, CT**  
***Hybrid Meeting***

1. **Call to Order** – Appointment of Alternates
2. **Approval of Minutes** – February 10, 2026
3. **Public Hearing**
  - a. **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.
4. **New Business:** None.
5. **Land Use Administrator’s Report**
6. **Old Business**
  - a. **Planning Workshop** – Review of Subdivision Regulations (*Discussion continued to 4/14 Special Meeting*).
7. **Correspondence**
8. **Adjournment**

Spencer Musselman  
Land Use Administrator  
Town of Cornwall, CT

3/5/26

Join Zoom Meeting  
<https://us06web.zoom.us/j/6561995085?omn=86341105590>  
Meeting ID: 656 199 5085

**CORNWALL PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**Tuesday February 10, 2026, 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 p.m. and took attendance.

Members Present: A. Timell, C. Gray, K. Bodwell, J. LaPorta (Z), W. Evans (A), B. Bennett (A).

Also Present: J. Mullen, S. Musselman.

Members Absent: S. Saccardi, M. Shipp (A).

Appointment of Alternates: B. Bennett, W. Evans.

**2. Approval of Minutes – January 13, 2026**

A. Timell noted that a letter received at the last meeting wasn't read into the record by herself but instead was read by its author, N. Mastricola, during the public hearing. K. Bodwell moved to approve the minutes as amended. J. LaPorta seconded and the motion to approve carried unanimously.

**3. Public Hearing: None.**

**4. New Business**

As the applicants K. Bodwell and W. Evans recused themselves at 7:08 p.m.

- a. **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.

K. Bodwell and W. Evans were present for the application and gave an overview of the application for a 3-lot subdivision. Since the last meeting stonewalls were added to the site plan and the required open space was removed. Instead, a waiver request for payment in-lieu of open space was submitted. W. Evans has approached several groups to accept the open space including the Town of Cornwall and the Cornwall Conservation Trust and was unable to find an organization to accept the open space. Due to the small size of the deeded open space and that it isn't contiguous to other protected lands the open space proposed by the applicant is not of high value for conservation organizations to accept and manage. The applicant's options are then to either establish an HOA to manage the open space or to request the payment in-lieu of open space waiver.

Discussion was had on the payment-in-lieu of procedure and that the maximum fee allowable is 10% of the property's pre-division assessed value. J. LaPorta stated that historically the town has always requested the 10% maximum value. A. Timell stated that only 3 payments have ever been made into the open space fund for open space waivers. C. Gray suggested that the Commission should set a standard percentage for payments-in-lieu going forward. J. LaPorta agreed but thought it should be based on a scale of how many lots are being requested vs. how many are possible to be subdivided. To make the decision on what percentage should be required J. Mullen suggested that K. Bodwell add a table to the

subdivision plan with all lot dimensions including the amount of wetlands and steep slopes on the property. K. Bodwell will update the plan and submit before the 3/10 meeting.

C. Gray moved to accept the application and set a public hearing for 3/10/26. J. LaPorta seconded and the motion carried unanimously.

**b. Annual Planning Meeting Report**

- A. Timell reported that the annual planning meeting went well and gave an overview of the Natural Resources Table she chaired. Topics discussed included invasive species management, open space requirements, stormwater management, and collaboration between all the town boards and commissions.
- C. Gray chaired the Housing Table and topics discussed included affordable housing, decreasing lot sizes, septic systems, and multifamily regulations.
- B. Bennett chaired the Economic Development Table and topics discussed were establishing a Chamber of Commerce and increasing flexibility for businesses in Cornwall.

**5. Land Use Administrator's Report**

Commissioners reviewed S. Musselman's report dated 2/10/26.

**6. Old Business**

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

The Commission agreed to table discussion to a special meeting to be held at 6:00 pm on 4/14/26 before the regular meeting.

**7. Correspondence: None.**

**8. Adjournment**

K. Bodwell moved to adjourn at 8:19 pm. B. Bennett seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman  
Land Use Administrator  
Town of Cornwall, CT

**TOWN OF CORNWALL**  
**Planning and Zoning Commission**

FROM: Spencer Musselman, Land Use Administrator

TO: Waterbury Republican  
P.O. Box 2090  
Waterbury, CT 06722

DATE:

Would you please publish the following legal notice in the Waterbury Republican on the following dates: March 1<sup>st</sup> and March 4<sup>th</sup>, 2026.

Please bill: Town of Cornwall  
P.O. Box 97  
Cornwall, CT 06753

**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**  
**TOWN OF CORNWALL**  
**PLANNING AND ZONING COMMISSION**

The Cornwall Planning and Zoning Commission will hold a public hearing on March 10<sup>th</sup>, 2026, at the Cornwall Library, 30 Pine Street, Cornwall, CT at 7:00pm (and by Zoom) on the following application – 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. Copies of the application are available for review in the Land Use Office and are on file in the Office of the Town Clerk, Cornwall Town Offices, Pine Street, Cornwall. At this public hearing, interested persons may appear and be heard and written communications will be received. Communications received by the Land Use Office, [landuse@cornwallct.gov](mailto:landuse@cornwallct.gov) prior to 12:00 p.m. on March 5<sup>th</sup>, 2026, will be made part of the record of the hearing.

Dated this 27th day of March 2026  
Spencer Musselman, Land Use Administrator

**Subdivision Application Fee**

\$100.00 plus

\$50.00 for each lot with access by a state/town roadway

\$200.00 for each lot with access by a private road

\$350.00 for each lot with access in divisions of five or more lots

\$150.00 for each lot served by a common driveway

*Fee schedule for Planning & Zoning amended June 9, 2012*

**SUBDIVISION APPLICATION**

**TOWN OF CORNWALL, CONNECTICUT**

Cornwall Land-Use | Annex Office | 26 Pine Street Cornwall, CT 06753

860-672-4957 | [landuse@cornwallct.gov](mailto:landuse@cornwallct.gov)

*Applicant should consider a preliminary subdivision review prior to submission of this formal application.*

**I. OWNER/APPLICANT INFORMATION**

Name: Keith Bodwell P.E.L.S. (owner rep for Will Evans)

Address of the proposed subdivision / re-subdivision (*circle one*):

Great Hollow Road

Phone: 860-318-5300

Email: bodwellengineering@gmail.com

**II. PROPOSED NUMBER OF LOTS AND ACCESS:**

*Please provide a description of the subdivision/re-subdivision below.*

3 Lot subdivision containing 2 front lots and 1 rear flag lot

**III. LOT LOCATION :**

Zone (check one): R-1\_\_\_ R-3\_\_\_ R-5 X GB\_\_\_

Is this property located in an overlay zone? If yes, circle applicable zone. AP FH HR

**IV. PLOT PLAN/SITE PLAN:**

*Please attach a site plan/plot plan that indicates all aspects of the subdivision as required (See Subdivision Checklist that follows).*

**V. PROPERTY OWNER SIGNATURE: (or attach authorization letter from property owner)**

 Keith Bodwell, P.E.L.S. (owner's rep)

Date submitted: 1/7/2026

### **Subdivision Application Fee**

\$100.00 plus

\$50.00 for each lot with access by a state/town roadway

\$200.00 for each lot with access by a private road

\$350.00 for each lot with access in divisions of five or more lots

\$150.00 for each lot served by a common driveway

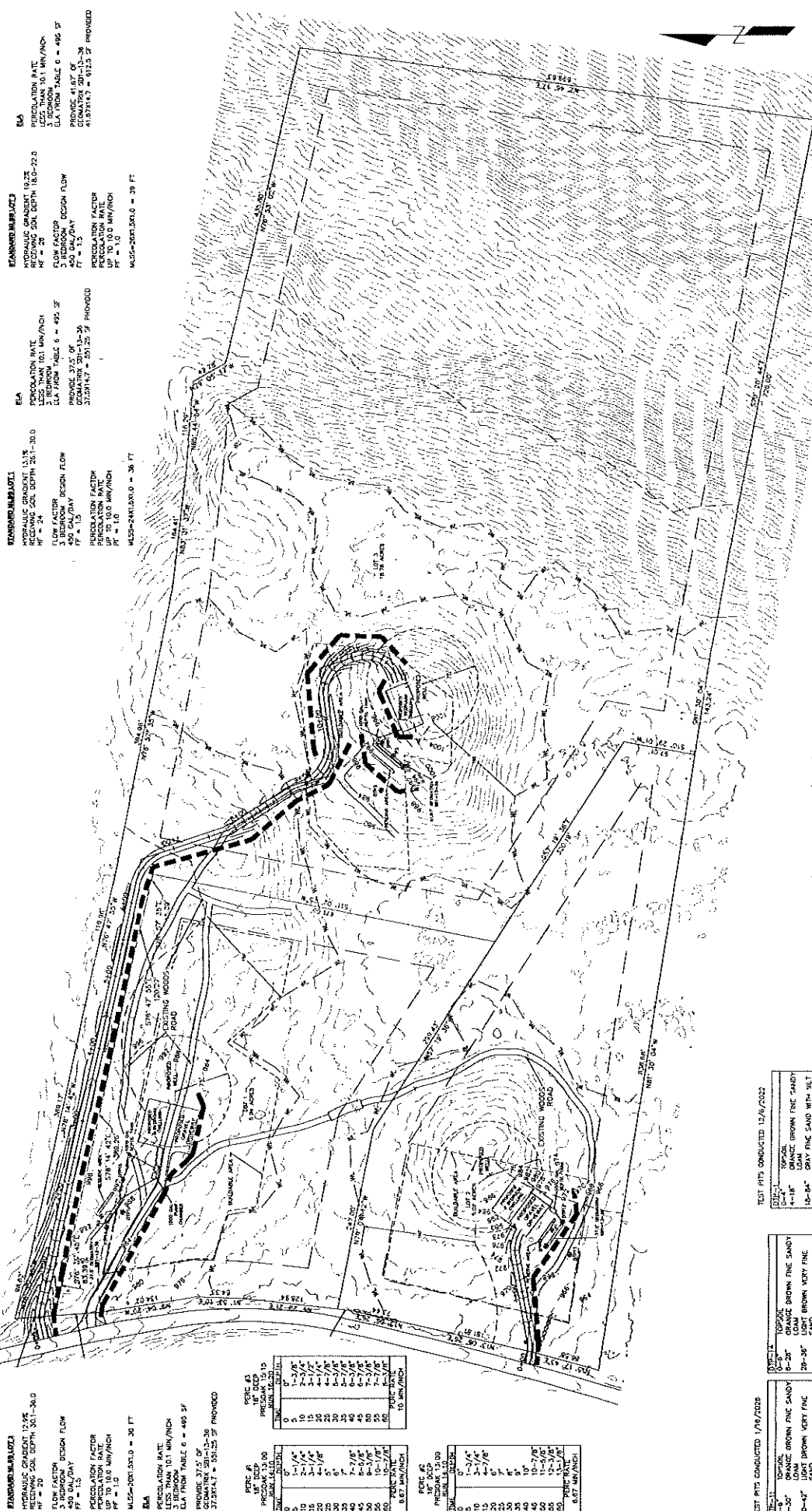
*Fee schedule for Planning & Zoning amended June 9, 2012*

## **SUBDIVISION APPLICATION CHECK LIST**

### **TOWN OF CORNWALL, CONNECTICUT**

*The following shall be required for all formal subdivision applications:*

- 1. **Application Form**
- 2. **Fee payable to the "Town of Cornwall"**
- 3. **Subdivision Plan Set**
  - Existing Conditions – *full sized plan sheet as prepared by a CT licensed land surveyor to include existing lot lines; topography (areas in excess of 25% slope shall be shaded); location of wetlands and/or watercourses; existing easements, rights-of-way, conservation areas, and existing structures. This sheet shall also indicate the location of historic or archeological sites, any ledge outcroppings, or existing stone walls.*
  - Site Development Plan – *plans as prepared by a CT licensed Professional Engineer that illustrates the proposed land division and accessways (drivenways) with a detailed construction sequence for driveway access so that the Commission can properly evaluate the impact of the proposed design and layout of the subdivision. This plan must include the required minimum lot area, minimum buildable area indicated on each lot, as well as each lot's access. \*\*Further permits and approvals will be required for each individual lot's development.\*\**
  - Open Space – *indication of 15% of the land to be subdivided is to be preserved as open space or a fee in lieu shall be established*
  - Erosion & Sedimentation Plan- *in accordance with CT DEEP's Guidelines for Soil Erosion and Sediment Control as amended.*
  - Supplementary information -*such as driveway profiles, construction specifications and cross sections, applicable deeds, easements, and other agreements that would fulfill the subdivision requirements*
- 4. **Local Area Health District Approval Documentation**
  - 5. Report from the Cornwall Inland Wetlands Commission *(if applicable)*
  - 6. Waiver(s) if requested by the applicant (must be in writing)



**DESIGN PARAMETERS**  
 PERCOLATION RATE: 10.1 MIN/INCH  
 EIA FROM TABLE 6 = 482 SF  
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**TEST PITS CONDUCTED 12/6/2022**

010-1	TOPSOIL	ORANGE BROWN FINE SANDY
010-2	6-18"	ORANGE BROWN FINE SANDY
010-3	18-36"	GRAY FINE SAND WITH SILT
010-4	36-54"	GRAY FINE SAND WITH SILT
010-5	54-72"	NO LEDE
010-6	72-90"	NO LEDE
010-7	90-108"	NO LEDE
010-8	108-126"	NO LEDE
010-9	126-144"	NO LEDE
010-10	144-162"	NO LEDE
010-11	162-180"	NO LEDE
010-12	180-200"	NO LEDE

**TEST PITS CONDUCTED 1/16/2023**

020-1	TOPSOIL	ORANGE BROWN FINE SANDY
020-2	6-18"	ORANGE BROWN VERY FINE SAND
020-3	18-36"	GRAY SILTY FINE SAND
020-4	36-54"	GRAY SILTY FINE SAND
020-5	54-72"	GRAY SILTY FINE SAND
020-6	72-90"	GRAY SILTY FINE SAND
020-7	90-108"	GRAY SILTY FINE SAND
020-8	108-126"	GRAY SILTY FINE SAND
020-9	126-144"	GRAY SILTY FINE SAND
020-10	144-162"	GRAY SILTY FINE SAND
020-11	162-180"	GRAY SILTY FINE SAND
020-12	180-200"	GRAY SILTY FINE SAND

**TEST PITS CONDUCTED 1/16/2023**

030-1	TOPSOIL	ORANGE BROWN FINE SANDY
030-2	6-18"	ORANGE BROWN VERY FINE SAND
030-3	18-36"	GRAY SILTY FINE SAND
030-4	36-54"	GRAY SILTY FINE SAND
030-5	54-72"	GRAY SILTY FINE SAND
030-6	72-90"	GRAY SILTY FINE SAND
030-7	90-108"	GRAY SILTY FINE SAND
030-8	108-126"	GRAY SILTY FINE SAND
030-9	126-144"	GRAY SILTY FINE SAND
030-10	144-162"	GRAY SILTY FINE SAND
030-11	162-180"	GRAY SILTY FINE SAND
030-12	180-200"	GRAY SILTY FINE SAND

**TEST PITS CONDUCTED 1/16/2023**

040-1	TOPSOIL	ORANGE BROWN FINE SANDY
040-2	6-18"	ORANGE BROWN VERY FINE SAND
040-3	18-36"	GRAY SILTY FINE SAND
040-4	36-54"	GRAY SILTY FINE SAND
040-5	54-72"	GRAY SILTY FINE SAND
040-6	72-90"	GRAY SILTY FINE SAND
040-7	90-108"	GRAY SILTY FINE SAND
040-8	108-126"	GRAY SILTY FINE SAND
040-9	126-144"	GRAY SILTY FINE SAND
040-10	144-162"	GRAY SILTY FINE SAND
040-11	162-180"	GRAY SILTY FINE SAND
040-12	180-200"	GRAY SILTY FINE SAND

**TEST PITS CONDUCTED 1/16/2023**

050-1	TOPSOIL	ORANGE BROWN FINE SANDY
050-2	6-18"	ORANGE BROWN VERY FINE SAND
050-3	18-36"	GRAY SILTY FINE SAND
050-4	36-54"	GRAY SILTY FINE SAND
050-5	54-72"	GRAY SILTY FINE SAND
050-6	72-90"	GRAY SILTY FINE SAND
050-7	90-108"	GRAY SILTY FINE SAND
050-8	108-126"	GRAY SILTY FINE SAND
050-9	126-144"	GRAY SILTY FINE SAND
050-10	144-162"	GRAY SILTY FINE SAND
050-11	162-180"	GRAY SILTY FINE SAND
050-12	180-200"	GRAY SILTY FINE SAND

**TEST PITS CONDUCTED 1/16/2023**

060-1	TOPSOIL	ORANGE BROWN FINE SANDY
060-2	6-18"	ORANGE BROWN VERY FINE SAND
060-3	18-36"	GRAY SILTY FINE SAND
060-4	36-54"	GRAY SILTY FINE SAND
060-5	54-72"	GRAY SILTY FINE SAND
060-6	72-90"	GRAY SILTY FINE SAND
060-7	90-108"	GRAY SILTY FINE SAND
060-8	108-126"	GRAY SILTY FINE SAND
060-9	126-144"	GRAY SILTY FINE SAND
060-10	144-162"	GRAY SILTY FINE SAND
060-11	162-180"	GRAY SILTY FINE SAND
060-12	180-200"	GRAY SILTY FINE SAND

**BODWELL ENGINEERING AND SURVEYING LLC**  
 22 WEST MAIN STREET - SHARON, CT 06089  
 860-318-5300 - BODWELLSURVEYING.COM

**SEPTIC FEASIBILITY PLAN**  
 GREAT HOLLOW ROAD - CORNWALL, CT  
 Map D03 Book 01 Lot 07

PREPARED FOR:  
 WILL EVANS

SCALE: 1"=60'  
 DATE: DECEMBER 2022  
 REV: 2/5/23

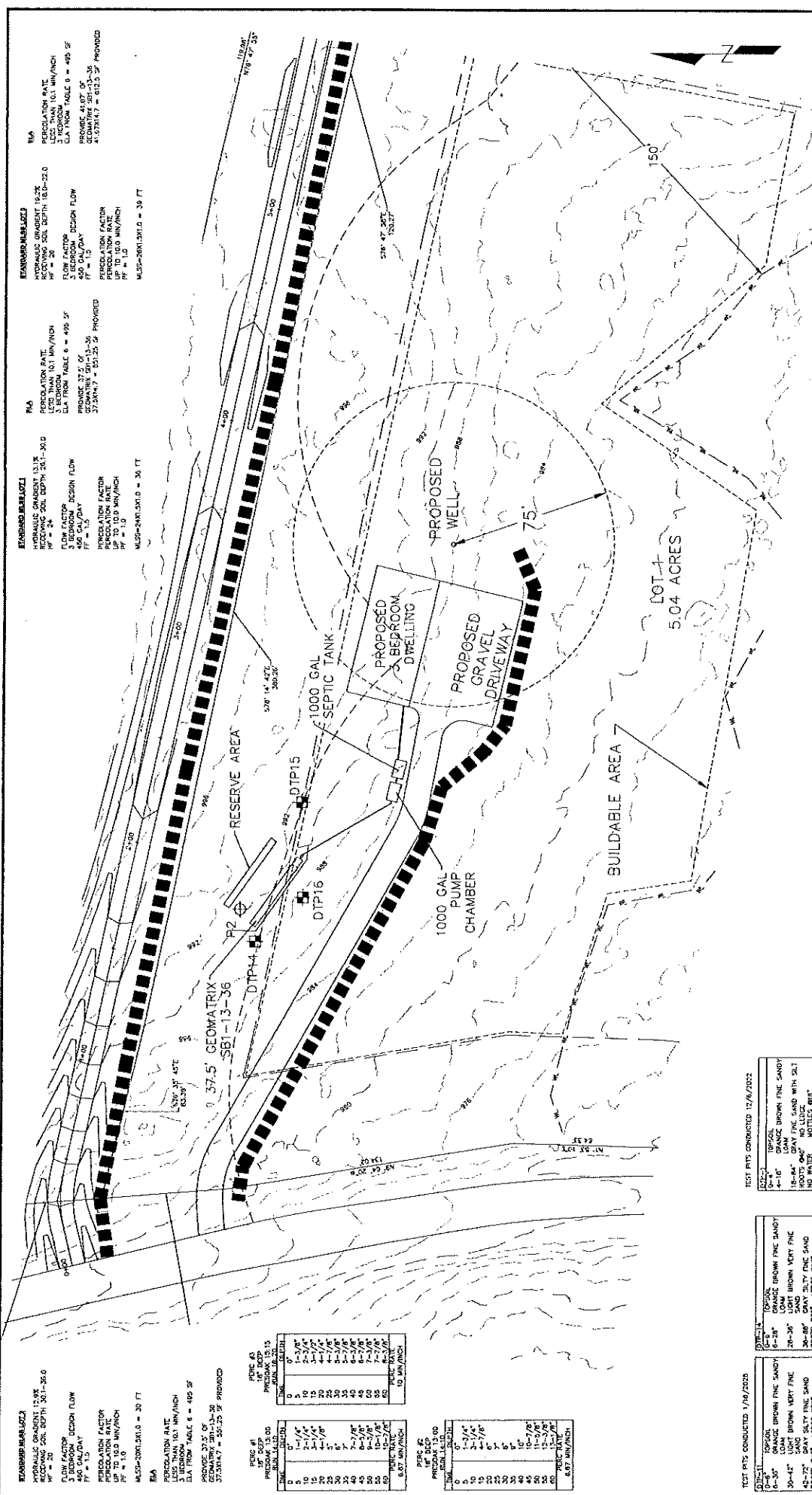
PROJECT#: 2022-72  
 SHEET#: 1 OF 1

**LEGEND**

- PERC TEST PIT
- DEEP TEST PIT
- STONE WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- WETLANDS LINE
- BENCHMARK

Subdivision lots 1-3  
 Approved 2/16/26  
*Session Crumley*





**EMBERSUBJECT1**  
 PERCOLATION RATE  
 LESS THAN 10.1 MIN/INCH  
 C.A. FROM TABLE 6 = 495 SF  
 FLOW FACTOR  
 400 GAL/DAY  
 PF = 1.0  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 M359-2001.3X1.0 = 30 FT

**EMBERSUBJECT2**  
 PERCOLATION RATE  
 LESS THAN 10.1 MIN/INCH  
 C.A. FROM TABLE 6 = 495 SF  
 FLOW FACTOR  
 400 GAL/DAY  
 PF = 1.0  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 M359-2001.3X1.0 = 30 FT

**EMBERSUBJECT3**  
 PERCOLATION RATE  
 LESS THAN 10.1 MIN/INCH  
 C.A. FROM TABLE 6 = 495 SF  
 FLOW FACTOR  
 400 GAL/DAY  
 PF = 1.0  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 M359-2001.3X1.0 = 30 FT

**EMBERSUBJECT4**  
 PERCOLATION RATE  
 LESS THAN 10.1 MIN/INCH  
 C.A. FROM TABLE 6 = 495 SF  
 FLOW FACTOR  
 400 GAL/DAY  
 PF = 1.0  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 M359-2001.3X1.0 = 30 FT

**EMBERSUBJECT5**  
 PERCOLATION RATE  
 LESS THAN 10.1 MIN/INCH  
 C.A. FROM TABLE 6 = 495 SF  
 FLOW FACTOR  
 400 GAL/DAY  
 PF = 1.0  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 M359-2001.3X1.0 = 30 FT

**EMBERSUBJECT6**  
 PERCOLATION RATE  
 LESS THAN 10.1 MIN/INCH  
 C.A. FROM TABLE 6 = 495 SF  
 FLOW FACTOR  
 400 GAL/DAY  
 PF = 1.0  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 M359-2001.3X1.0 = 30 FT

**TEST PIT 01**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 02**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 03**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 04**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 05**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 06**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 07**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 08**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 09**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**TEST PIT 10**  
 15' DEEP  
 PRECIPITATION 15.00  
 10 MIN

TIME	DEPTH
0	0-3"
10	2-3"
20	1-1"
30	1-1"
40	1-1"
50	1-1"
60	1-1"
70	1-1"
80	1-1"
90	1-1"
100	1-1"

**BODWELL ENGINEERING AND SURVEYING LLC**  
 22 WEST MAIN STREET - SHARON, CT 06089  
 860-216-5300 - BOB@BODWELLENGINEERING.COM

**SEPTIC FEASIBILITY PLAN LOT 1**  
 GREAT HOLLOW ROAD - CORNWALL CT  
 JOB 003 Block of Lot 07

PREPARED FOR:  
 WELLS EVANS

SCALE: 1" = 20'  
 DATE: DECEMBER 2025  
 REV: 2/6/26

PROJECT#: 2022-72  
 SHEET#: 1 OF 1

**LEGEND**

- PERC TEST
- DEEP TEST PIT
- STONE WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- WETLANDS LINE
- BENCHMARK

**TEST PIT CONDUCTED 12/6/2022**

TEST PIT	DEPTH	SOIL TYPE	WATER	ROOTS
01-1	0-3"	TOPSOIL	NO WATER	NO ROOTS
01-2	3-6"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-3	6-9"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-4	9-12"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-5	12-15"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-6	15-18"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-7	18-21"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-8	21-24"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-9	24-27"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-10	27-30"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-11	30-33"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-12	33-36"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-13	36-39"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-14	39-42"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-15	42-45"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-16	45-48"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-17	48-51"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-18	51-54"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-19	54-57"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-20	57-60"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-21	60-63"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-22	63-66"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-23	66-69"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-24	69-72"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-25	72-75"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-26	75-78"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-27	78-81"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-28	81-84"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-29	84-87"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-30	87-90"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-31	90-93"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-32	93-96"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-33	96-99"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-34	99-102"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-35	102-105"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-36	105-108"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-37	108-111"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-38	111-114"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-39	114-117"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-40	117-120"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-41	120-123"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-42	123-126"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-43	126-129"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-44	129-132"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-45	132-135"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-46	135-138"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-47	138-141"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-48	141-144"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-49	144-147"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS
01-50	147-150"	ORANGE BROWN FINE SANDY LOAM	NO WATER	NO ROOTS





Bodwell Engineering and Surveying  
92 Cream Hill Rd.  
West Cornwall, CT 06796  
(860) 318-5300 - [Bodwellengineering@gmail.com](mailto:Bodwellengineering@gmail.com)

Town of Cornwall Planning and Zoning Commission,

We are requesting a waiver of the open space requirement for the proposed 3 lot subdivision located on Great Hollow Road in Cornwall. We have attempted to find an organization willing to accept the open space but have been unable to find any organizations, including Northwest Connecticut Land Conservancy, The Town of Cornwall, and the Cornwall Conservation Trust that would be willing to accept the open space due to its lack of inter-connectivity with other open space as well as the size of the open space. We also feel that the layout and topography of these lots will have a very low impact to the surrounding landscape due to the existing regulations that protect from development within wetlands and steep slopes.

Thank you for considering our request for the waiver of the open space requirement for this subdivision

Sincerely

Keith Bodwell, P.E.L.S.



# TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790

Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail [info@tahd.org](mailto:info@tahd.org) ♦ Web [www.tahd.org](http://www.tahd.org)

*"Promoting Health & Preventing Disease Since 1967"*

---

February 6, 2026

Town of Cornwall  
Land Use Commissions  
26 Pine Street  
Cornwall, CT 06753

**RE: Lot 1, Great Hollow Rd, Cornwall**

Dear Commissioners,

I have reviewed the subsurface sewage disposal system design plan for the above referenced lot. The plan was drawn by Keith Bodwell, PE and is dated 2/5/26.

The plan satisfies the CT Public Health Code and has received **CONDITIONAL APPROVAL** for a 3-bedroom home. For final approval, the plan must be revised showing the exact location and footprint of the proposed house and driveway. A full set of house plans must also be submitted to this office for review and approval.

Should there be any revisions to the Technical Standards, the septic plan will have to satisfy the most current edition at the time of submission.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jessica Cranney". The signature is fluid and cursive.

Jessica Cranney, REHS/RS  
Registered Sanitarian

CC: Keith Bodwell, PE

---

**Borough of Bantam, Bethlehem, Canaan, Cornwall, Goshen, Harwinton, Kent, Borough of Litchfield, Litchfield, Middlebury, Morris, Norfolk, North Canaan, Plymouth, Salisbury, Thomaston, Torrington, Warren, Watertown, Winsted**

The Torrington Area Health District is an equal opportunity provider, and employer. To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD).



# TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790  
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---

February 6, 2026

Town of Cornwall  
Land Use Commissions  
26 Pine Street  
Cornwall, CT 06753

**RE: Lot 2, Great Hollow Rd, Cornwall**

Dear Commissioners,

I have reviewed the subsurface sewage disposal system design plan for the above referenced lot. The plan was drawn by Keith Bodwell, PE and is dated 2/5/26.

The plan satisfies the CT Public Health Code and has received **CONDITIONAL APPROVAL** for a 3-bedroom home. For final approval, the plan must be revised showing the exact location and footprint of the proposed house and driveway. A full set of house plans must also be submitted to this office for review and approval.

Should there be any revisions to the Technical Standards, the septic plan will have to satisfy the most current edition at the time of submission.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jessica Cranney".

Jessica Cranney, REHS/RS  
Registered Sanitarian

CC: Keith Bodwell, PE



# TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790  
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail [info@tahd.org](mailto:info@tahd.org) ♦ Web [www.tahd.org](http://www.tahd.org)  
*"Promoting Health & Preventing Disease Since 1967"*

---

February 6, 2026

Town of Cornwall  
Land Use Commissions  
26 Pine Street  
Cornwall, CT 06753

**RE: Lot 3, Great Hollow Rd, Cornwall**

Dear Commissioners,

I have reviewed the subsurface sewage disposal system design plan for the above referenced lot. The plan was drawn by Keith Bodwell, PE and is dated 2/5/26.

The plan satisfies the CT Public Health Code and has received **CONDITIONAL APPROVAL** for a 3-bedroom home. For final approval, the plan must be revised showing the exact location and footprint of the proposed house and driveway. A full set of house plans must also be submitted to this office for review and approval.

Should there be any revisions to the Technical Standards, the septic plan will have to satisfy the most current edition at the time of submission.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jessica Cranney".

Jessica Cranney, REHS/RS  
Registered Sanitarian

CC: Keith Bodwell, PE

Sunday, March 8, 2026 at 3:09:09 PM Eastern Daylight Time

---

**Subject:** Proposed 3-lot subdivision on Great Hollow Road  
**Date:** Sunday, March 8, 2026 at 11:29:09 AM Eastern Daylight Time  
**From:** Rick Lynn  
**To:** Land Use  
**CC:** ricklynn626@gmail.com

Dear Commission Members,

I was just contacted by a concerned neighbor about the proposed subdivision on Great Hollow Road scheduled for public hearing on March 10th. I am requesting that the Commission consider extending this public hearing to give neighbors sufficient opportunity to review the proposed project. According to the neighbor, notice of the proposed project was just recently received, and there has not been sufficient time to review the proposed project and the applicable land use regulations.

Thank you for your consideration.

Rick Lynn  
269 Great Hollow Road

Special Permit Fee: \$150.00 – Hearing Required  
Site Plan Fee: \$150.00 – No Hearing Required

**SPECIAL PERMIT/SITE PLAN APPLICATION**  
TOWN OF CORNWALL, CONNECTICUT  
Cornwall Land-Use | Annex Office | 26 Pine Street Cornwall, CT 06753  
860-672-4957 | [landuse@cornwallct.gov](mailto:landuse@cornwallct.gov)

**I. OWNER/APPLICANT INFORMATION**

Name: Steven Zimany

Address of the proposed project: 94 College St

Phone: 860 309 1389

Email: zims04@gmail.com

**II. PROPOSED ACTIVITY/PROPOSED USE**

Description of proposed project: New dwelling with ADU over 1,200 sq. ft.

**III. LOT LOCATION & DESCRIPTION:**

Zone (check one): R-1\_\_\_ R-3  R-5\_\_\_ GB\_\_\_

Is this property located in an overlay zone? If yes, circle applicable zone. AP FH HR

**IV. PLOT PLAN/SITE PLAN:**

*Please attach a site plan/plot plan that indicates all aspects of the property that relate to the Site Plan/Special Permit. The ZEO reserves the right to request a property survey (A-2 quality prepared by a CT Licensed Surveyor) to determine compliance.*

**V. PROPERTY OWNER SIGNATURE:**

*(or attach authorization letter from property owner)*

Steven Zimany

3-5-2026  
DATE SUBMITTED

Special Permit Fee: \$150.00 – Hearing Required  
Site Plan Fee: \$150.00 – No Hearing Required

**SPECIAL PERMIT/SITE PLAN APPLICATION – CHECKLIST**  
TOWN OF CORNWALL, CONNECTICUT

**PLANNING & ZONING REQUIREMENTS**

1. Application Form ✓

2. Fee ✓ ck# 588 \$150 pd 3/5/26

3. Plot/Site Plan ✓

Erosion and Sedimentation Control Plan

*If more than 1/2 acre of land is to be disturbed an erosion and sedimentation (E&S) control plan is required.*

**OTHER REQUIREMENTS –**

*It is the responsibility of the applicant to determine what approvals are necessary.*

Torrington Area Health Department Approval – *precursory to application submission to the P&Z* ✓

Cornwall Inland Wetlands and Watercourses Agency approval/report – *The IWWA ruling shall be associated with the site plan that gets submitted to the P&Z.* ✓

Housatonic River Commission Advisory Report – *if the application involves land in Housatonic River Commission Overlay (the inner or outer corridor)* N/A

DATE APPLICATION TO BE RECEIVED BY THE COMMISSION: 3/10/26

DATE OF PUBLIC HEARING:

**\*\*Special permits require notice to abutters to be provided by the applicant no later than 14 days in advance of the public hearing.\*\***

(See Cornwall Zoning Regulations Section 8.9h Notice to Abutters)

DATE OF DECISION: *a decision must be rendered for a site plan within 65 days of application receipt; a decision for a Special Permit must be rendered within 65 days after the completion of the public hearing*

CONDITIONS/PLAN MODIFICATIONS/BOND AMOUNT: *if applicable*

**Torrington Area Health District  
350 Main St. - Suite A; Torrington, Ct 06790**

Permit #

**18037**

**TAHD Is A Equal Opportunity Provider  
Design Review For  
Subsurface Sewage Disposal System**

00	College St	Cornwall	Guest House	
Lot #	Street # Street Name	Town	Subdivision	
Steve Zimany	94 College St	Cornwall	Ct.	06756
Owner	Owner Address	Town	State	Zip
860-380-1389				
Owner Telephone	Agent's Name			
Colby Engineering And				
Engineer	Engineer Address	Town	State	Zip

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: March 13, 2025      Plan prepared by William Colby

Plan Approval Date: December 19, 2025      # Of Bedrooms: 2

<b>12" Geomatrix 6212</b>	<b>1000</b>	<b>500</b>	<b>50</b>
Septic System Type	Tank Size	Field Sq Ft.	Length Of Septic System

<input checked="" type="checkbox"/> <b>Approved</b>	<input type="checkbox"/> <b>Plan Revision Required</b>	<input checked="" type="checkbox"/> <b>Required</b>	<input type="checkbox"/> <b>Not Required</b>
(2) Perk Tests In Fill By Engineer			

**This Is Not A Permit To Construct** A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

<input checked="" type="checkbox"/> Engineer Design	<input checked="" type="checkbox"/> Select Fill Required	<input checked="" type="checkbox"/> As Below
<input checked="" type="checkbox"/> Percolation Test In Fill	<input type="checkbox"/> Curtain Drain	<input checked="" type="checkbox"/> In Place Sieve Test Required
<input checked="" type="checkbox"/> Engineer As Built Required	<input type="checkbox"/> Engineer Supervision	<input type="checkbox"/> Low Flow Water Treatment
<input checked="" type="checkbox"/> Field Staking By Engineer	<input type="checkbox"/> As-built Installer	

- Bench mark to be verified prior to construction.
  - System must be staked out by PE/surveyor
  - CT licensed subsurface sewage disposal installer to come into TAHD and take out a Permit to Construct.
  - Scarification to be completed by TAHD.
  - Recent Supplier sieve analysis to be submitted prior to placement of fill.
  - Final inspection to be completed by PE and TAHD.
  - In place sieve analysis to be submitted.
  - As-built to be completed by PE.
- \*\*Roof leader and footing drain to be tight pipe- 2 step process.
- \*\*Any changes to floor plans must be resubmitted for re-approval from TAHD.

Approved By: \_\_\_\_\_ Director Of Health *Jessica Cranney* Sanitarian

**Torrington Area Health District  
350 Main St. - Suite A; Torrington, Ct 06790**

Permit #

**18036**

**T A H D Is A Equal Opportunity Provider  
Design Review For  
Subsurface Sewage Disposal System**

00	College St	Cornwall	Main House
Lot #	Street # Street Name	Town	Subdivision
Steve Zimany	94 College St.	Cornwall	Ct. 06756
Owner	Owner Address	Town	State Zip
860-380-1389			
Owner Telephone	Agent's Name		
Colby Engineering And			
Engineer	Engineer Address	Town	State Zip

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: March 13, 2025      Plan prepared by William Colby

Plan Approval Date: December 19, 2025      # Of Bedrooms: 3

<b>12" Geomatrix 6212</b>	<b>1000</b>	<b>680</b>	<b>68</b>
Septic System Type	Tank Size	Field Sq Ft.	Length Of Septic System

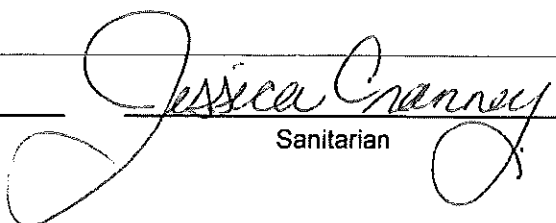
<input checked="" type="checkbox"/> <b>Approved</b>	<input type="checkbox"/> <b>Plan Revision Required</b>	<input checked="" type="checkbox"/> <b>Required</b>	<input type="checkbox"/> <b>Not Required</b>
(2) Perk Tests In Fill By Engineer			

**This Is Not A Permit To Construct** A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

<input checked="" type="checkbox"/> Engineer Design	<input checked="" type="checkbox"/> Select Fill Required	<input checked="" type="checkbox"/> As Below
<input checked="" type="checkbox"/> Percolation Test In Fill	<input type="checkbox"/> Curtain Drain	<input checked="" type="checkbox"/> In Place Sieve Test Required
<input checked="" type="checkbox"/> Engineer As Built Required	<input type="checkbox"/> Engineer Supervision	<input type="checkbox"/> Low Flow Water Treatment
<input checked="" type="checkbox"/> Field Staking By Engineer	<input type="checkbox"/> As-built Installer	

- Bench mark must be provided for upper area prior to initiating construction (PE Note #1).
- System must be staked out by PE/surveyor
- CT licensed subsurface sewage disposal installer to come into TAHD and take out a Permit to Construct.
- Scarification to be completed by TAHD.
- Recent Supplier sieve analysis to be submitted prior to placement of fill.
- Final inspection to be completed by PE and TAHD.
- In place sieve analysis to be submitted.
- As-built to be completed by PE.

Approved By: \_\_\_\_\_ Director Of Health

  
 \_\_\_\_\_  
 Sanitarian



SEPTIC FEASIBILITY PLAN FOR OTHER  
LANDS ZIMANY RESIDENCES  
COLLEGE STREET  
CORNWALL, CT 06753

*Colby*  
Engineering, LLC

DES'D BY: WGC  
APP'D BY: JMM  
SCALE: AS-NOTED  
DATE: 12-15-25  
REVISION DATE:  
4 BRYNMAOR COURT  
COSHON, CONNECTICUT 06756  
(860) 601-1839  
Colby Engineering, LLC  
CFC

**ENGINEERING NOTES**  
1. EXISTING & PROPOSED IMPROVEMENTS ON SITE SHOWN PLAN  
BY PROPOSED IMPROVEMENTS ON SITE SHOWN PLAN  
2. ALL WORK TO BE FIELD VERIFIED PRIOR TO BEING CONSTRUCTION.  
3. ALL WORK TO BE FIELD VERIFIED PRIOR TO BEING CONSTRUCTION.  
4. ALL WORK TO BE FIELD VERIFIED PRIOR TO BEING CONSTRUCTION.  
5. ALL WORK TO BE FIELD VERIFIED PRIOR TO BEING CONSTRUCTION.

**MAIN HOUSE DESIGN CALCULATIONS**  
DESIGN BASIS  
4. DIMENSION LAYER AND  
PERCOLATION RATE  
121-30 MIN/INCH  
PERCOLATION FACTOR  
1.35  
PERCOLATION LAYER  
4.778 = 5.538  
MIS. TOLERANCE  
1.25 ± 1.25 ± 42 = 31.84"  
ALLS PROVIDED REQUIRED  
LOCATION AND PROVIDED  
LOC BY EXISTING MET

**PERCOLATION TEST #1**  
TEST DATE: 04/17/23  
TEST PIT #1  
LOCATION: SPHILL NORTH

TIME (MIN)	WATER DEPTH (IN)
0	12.0
5	11.5
10	11.0
15	10.5
20	10.0
25	9.5
30	9.0
35	8.5
40	8.0
45	7.5
50	7.0
55	6.5
60	6.0
65	5.5
70	5.0
75	4.5
80	4.0
85	3.5
90	3.0
95	2.5
100	2.0
105	1.5
110	1.0
115	0.5
120	0.0

**TEST PIT #2**  
TEST DATE: 04/17/23  
TEST PIT #2  
LOCATION: SPHILL SOUTH

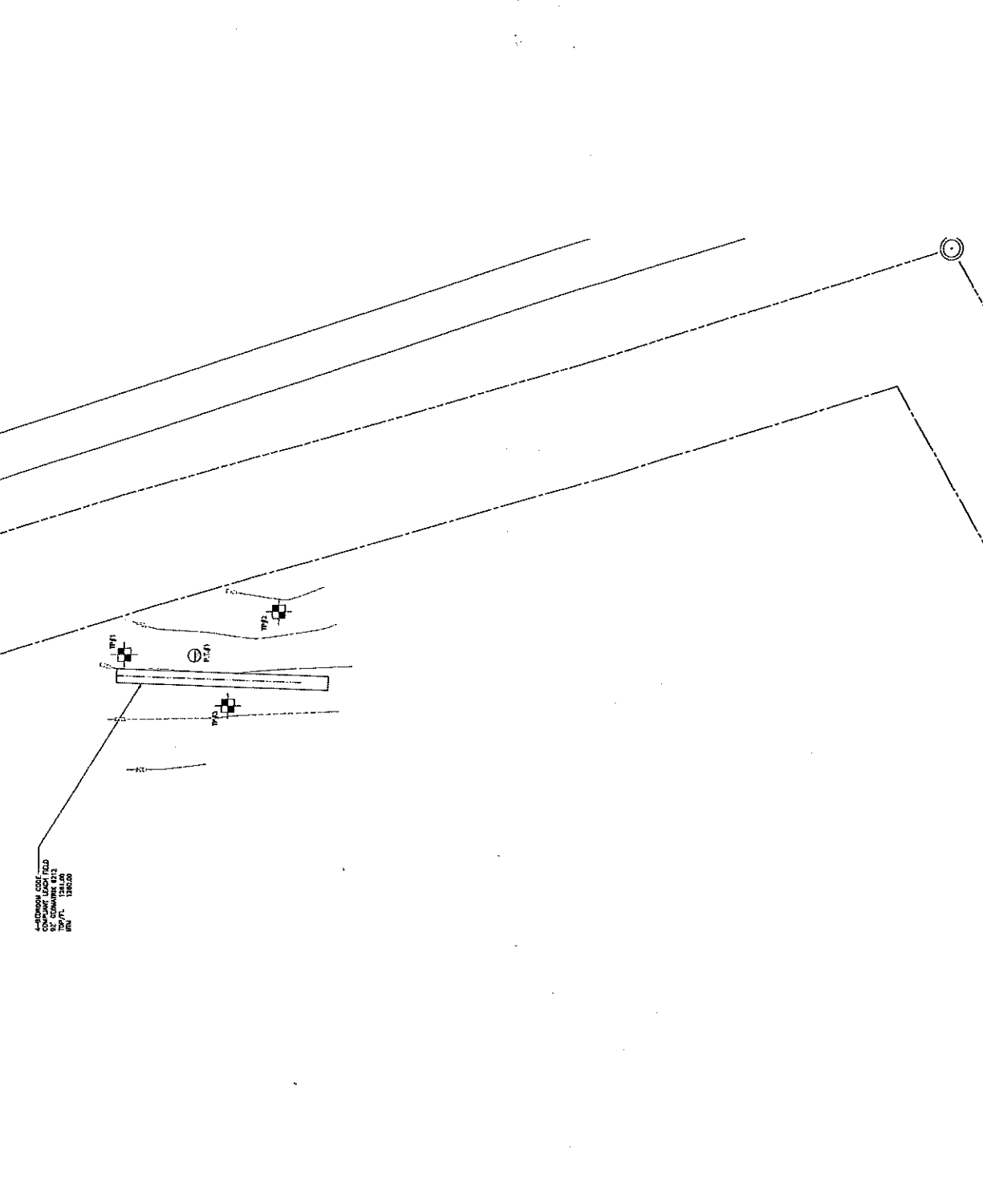
DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-20"	CLAY
20-30"	CLAY
30-40"	CLAY
40-50"	CLAY
50-60"	CLAY
60-70"	CLAY
70-80"	CLAY
80-90"	CLAY
90-100"	CLAY
100-110"	CLAY
110-120"	CLAY
120-130"	CLAY
130-140"	CLAY
140-150"	CLAY
150-160"	CLAY
160-170"	CLAY
170-180"	CLAY
180-190"	CLAY
190-200"	CLAY
200-210"	CLAY
210-220"	CLAY
220-230"	CLAY
230-240"	CLAY
240-250"	CLAY
250-260"	CLAY
260-270"	CLAY
270-280"	CLAY
280-290"	CLAY
290-300"	CLAY
300-310"	CLAY
310-320"	CLAY
320-330"	CLAY
330-340"	CLAY
340-350"	CLAY
350-360"	CLAY
360-370"	CLAY
370-380"	CLAY
380-390"	CLAY
390-400"	CLAY
400-410"	CLAY
410-420"	CLAY
420-430"	CLAY
430-440"	CLAY
440-450"	CLAY
450-460"	CLAY
460-470"	CLAY
470-480"	CLAY
480-490"	CLAY
490-500"	CLAY
500-510"	CLAY
510-520"	CLAY
520-530"	CLAY
530-540"	CLAY
540-550"	CLAY
550-560"	CLAY
560-570"	CLAY
570-580"	CLAY
580-590"	CLAY
590-600"	CLAY
600-610"	CLAY
610-620"	CLAY
620-630"	CLAY
630-640"	CLAY
640-650"	CLAY
650-660"	CLAY
660-670"	CLAY
670-680"	CLAY
680-690"	CLAY
690-700"	CLAY
700-710"	CLAY
710-720"	CLAY
720-730"	CLAY
730-740"	CLAY
740-750"	CLAY
750-760"	CLAY
760-770"	CLAY
770-780"	CLAY
780-790"	CLAY
790-800"	CLAY
800-810"	CLAY
810-820"	CLAY
820-830"	CLAY
830-840"	CLAY
840-850"	CLAY
850-860"	CLAY
860-870"	CLAY
870-880"	CLAY
880-890"	CLAY
890-900"	CLAY
900-910"	CLAY
910-920"	CLAY
920-930"	CLAY
930-940"	CLAY
940-950"	CLAY
950-960"	CLAY
960-970"	CLAY
970-980"	CLAY
980-990"	CLAY
990-1000"	CLAY

**TEST PIT #3**  
TEST DATE: 04/17/23  
TEST PIT #3  
LOCATION: DORRILL SOUTH

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-20"	CLAY
20-30"	CLAY
30-40"	CLAY
40-50"	CLAY
50-60"	CLAY
60-70"	CLAY
70-80"	CLAY
80-90"	CLAY
90-100"	CLAY
100-110"	CLAY
110-120"	CLAY
120-130"	CLAY
130-140"	CLAY
140-150"	CLAY
150-160"	CLAY
160-170"	CLAY
170-180"	CLAY
180-190"	CLAY
190-200"	CLAY
200-210"	CLAY
210-220"	CLAY
220-230"	CLAY
230-240"	CLAY
240-250"	CLAY
250-260"	CLAY
260-270"	CLAY
270-280"	CLAY
280-290"	CLAY
290-300"	CLAY
300-310"	CLAY
310-320"	CLAY
320-330"	CLAY
330-340"	CLAY
340-350"	CLAY
350-360"	CLAY
360-370"	CLAY
370-380"	CLAY
380-390"	CLAY
390-400"	CLAY
400-410"	CLAY
410-420"	CLAY
420-430"	CLAY
430-440"	CLAY
440-450"	CLAY
450-460"	CLAY
460-470"	CLAY
470-480"	CLAY
480-490"	CLAY
490-500"	CLAY
500-510"	CLAY
510-520"	CLAY
520-530"	CLAY
530-540"	CLAY
540-550"	CLAY
550-560"	CLAY
560-570"	CLAY
570-580"	CLAY
580-590"	CLAY
590-600"	CLAY
600-610"	CLAY
610-620"	CLAY
620-630"	CLAY
630-640"	CLAY
640-650"	CLAY
650-660"	CLAY
660-670"	CLAY
670-680"	CLAY
680-690"	CLAY
690-700"	CLAY
700-710"	CLAY
710-720"	CLAY
720-730"	CLAY
730-740"	CLAY
740-750"	CLAY
750-760"	CLAY
760-770"	CLAY
770-780"	CLAY
780-790"	CLAY
790-800"	CLAY
800-810"	CLAY
810-820"	CLAY
820-830"	CLAY
830-840"	CLAY
840-850"	CLAY
850-860"	CLAY
860-870"	CLAY
870-880"	CLAY
880-890"	CLAY
890-900"	CLAY
900-910"	CLAY
910-920"	CLAY
920-930"	CLAY
930-940"	CLAY
940-950"	CLAY
950-960"	CLAY
960-970"	CLAY
970-980"	CLAY
980-990"	CLAY
990-1000"	CLAY

**SYMBOLS LEGEND**

- BOUNDARY LINE
- SETBACK LINE
- WETLAND LINE
- DABOBT LINE
- DESIGN CONTOURS
- PROPOSED CONTOURS
- SET FENCE
- UTILITY LINE
- SOUND LINE
- STORMWATER LINE
- TREELINE
- FENCE
- ROADWAY
- WELL
- PRODUCTION TEST
- TEST PIT
- FINISHED FLOOR
- TOP OF FOUNDATION
- BASEMENT FLOOR



PROPERTY LINE  
COMPANY ROAD  
121-30 MIN/INCH  
121-30 MIN/INCH  
121-30 MIN/INCH



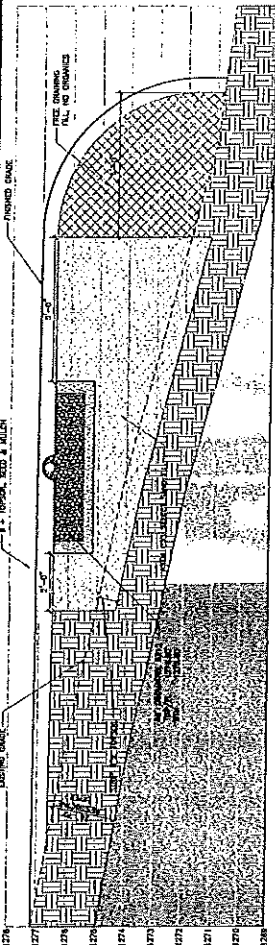
*Handwritten signature*

**SELECT SAND FILL REQUIREMENTS**

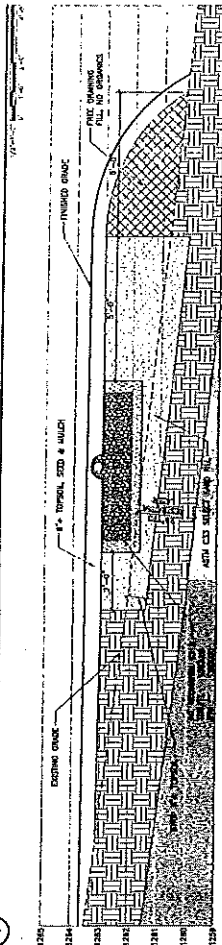
NO.	DESCRIPTION	DEPTH	TEST	MIN. PERCENT	MAX. PERCENT
1	NO. 10	12"	U-100	50	50
2	NO. 20	12"	U-200	25	25
3	NO. 40	12"	U-400	10	10
4	NO. 60	12"	U-600	5	5
5	NO. 100	12"	U-1000	2	2

**ASTM C93 REQUIREMENTS**

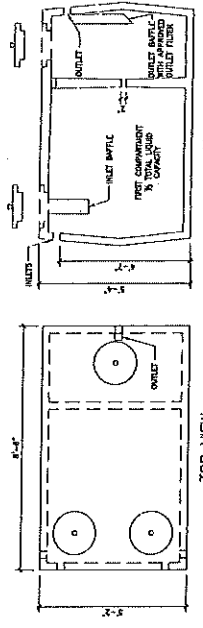
NO.	DESCRIPTION	DEPTH	TEST	MIN. PERCENT	MAX. PERCENT
1	NO. 10	12"	U-100	50	50
2	NO. 20	12"	U-200	25	25
3	NO. 40	12"	U-400	10	10
4	NO. 60	12"	U-600	5	5
5	NO. 100	12"	U-1000	2	2



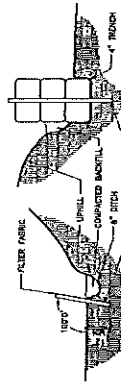
1 SYSTEM PROFILE SECTION - UPPER AREA MAIN HOUSE



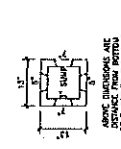
2 SYSTEM PROFILE SECTION - LOWER AREA GUEST HOUSE



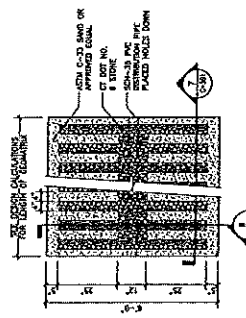
3 RICHARDS 1000 GALLON SEPTIC TANK DETAIL



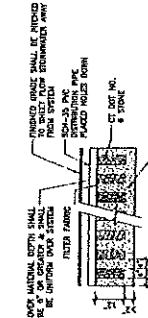
4 SOIL EROSION CONTROL PROVISIONS



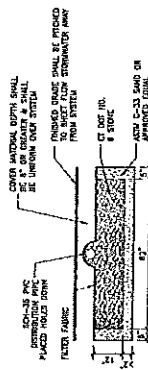
5 HIGH OVERFLOW D-BOX DETAIL



6 GEOMATRIX 6212 PLAN DETAIL



7 GEOMATRIX 6212 CROSS SECTION DETAIL



8 GEOMATRIX 6212 SECTION DETAIL

INSTALLER COPY

# OVERALL SITE LAYOUT ZIMANY RESIDENCES COLLEGE STREET CORNWALL, CT 06753

25007

CS-101

Colby Engineering  
And Consulting, LLC  
4 BRYNMAOR COURT  
COSHEN, CONNECTICUT 06756  
(860) 601-1839

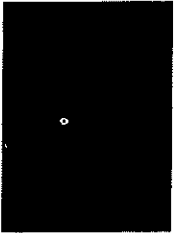


DES'D BY: WGC  
APP'D BY: WGC  
DRAWN BY: JMM  
SCALE: AS-NOTED  
DATE: 03-07-25  
REVISION DATE: 12-15-25



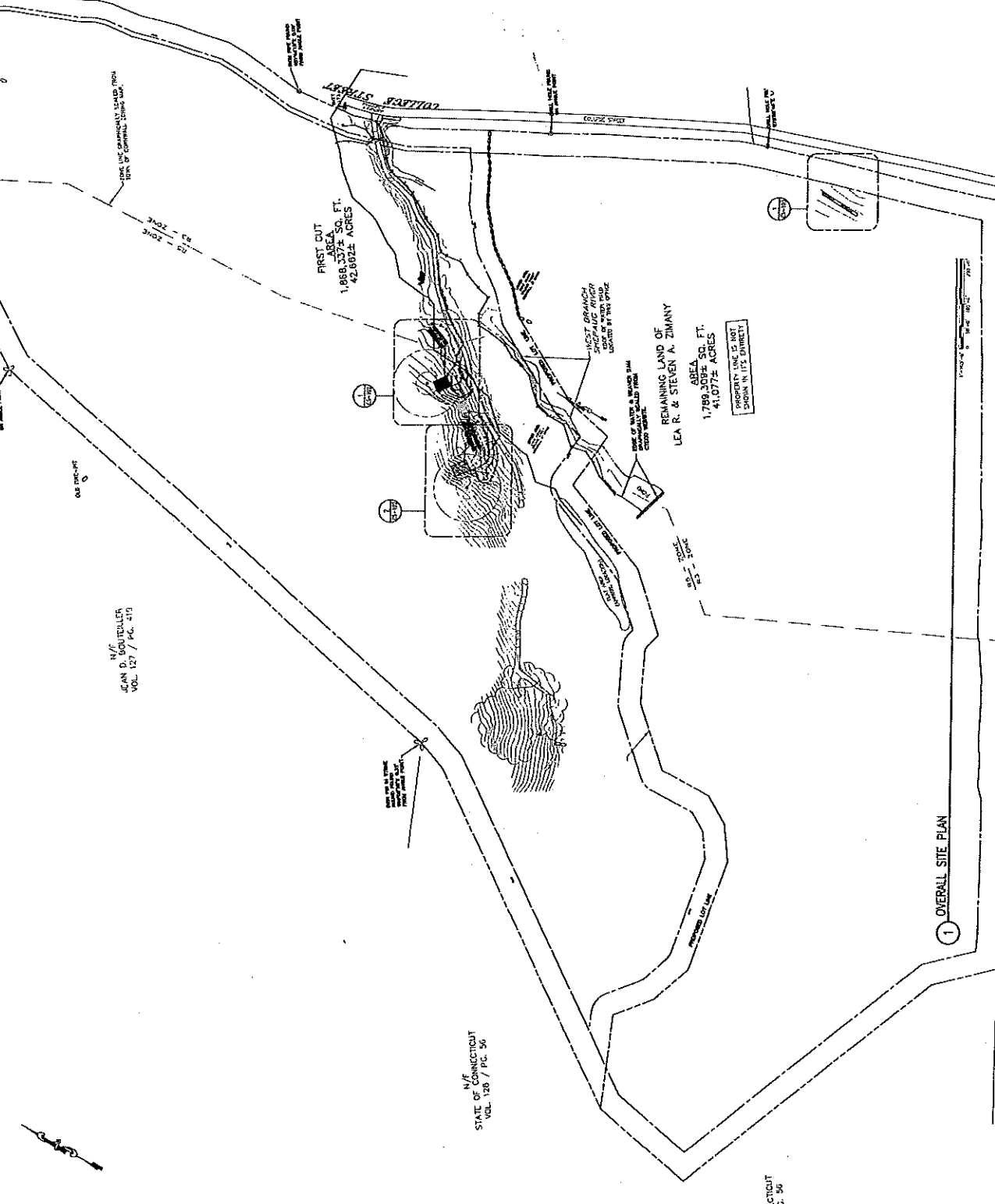
REVISION DATE: 12-15-25  
DATE: 03-07-25  
SCALE: AS-NOTED  
DRAWN BY: JMM  
APP'D BY: WGC  
DES'D BY: WGC

### PROJECT LOCATION KEY PLAN



### SYMBOLS LEGEND

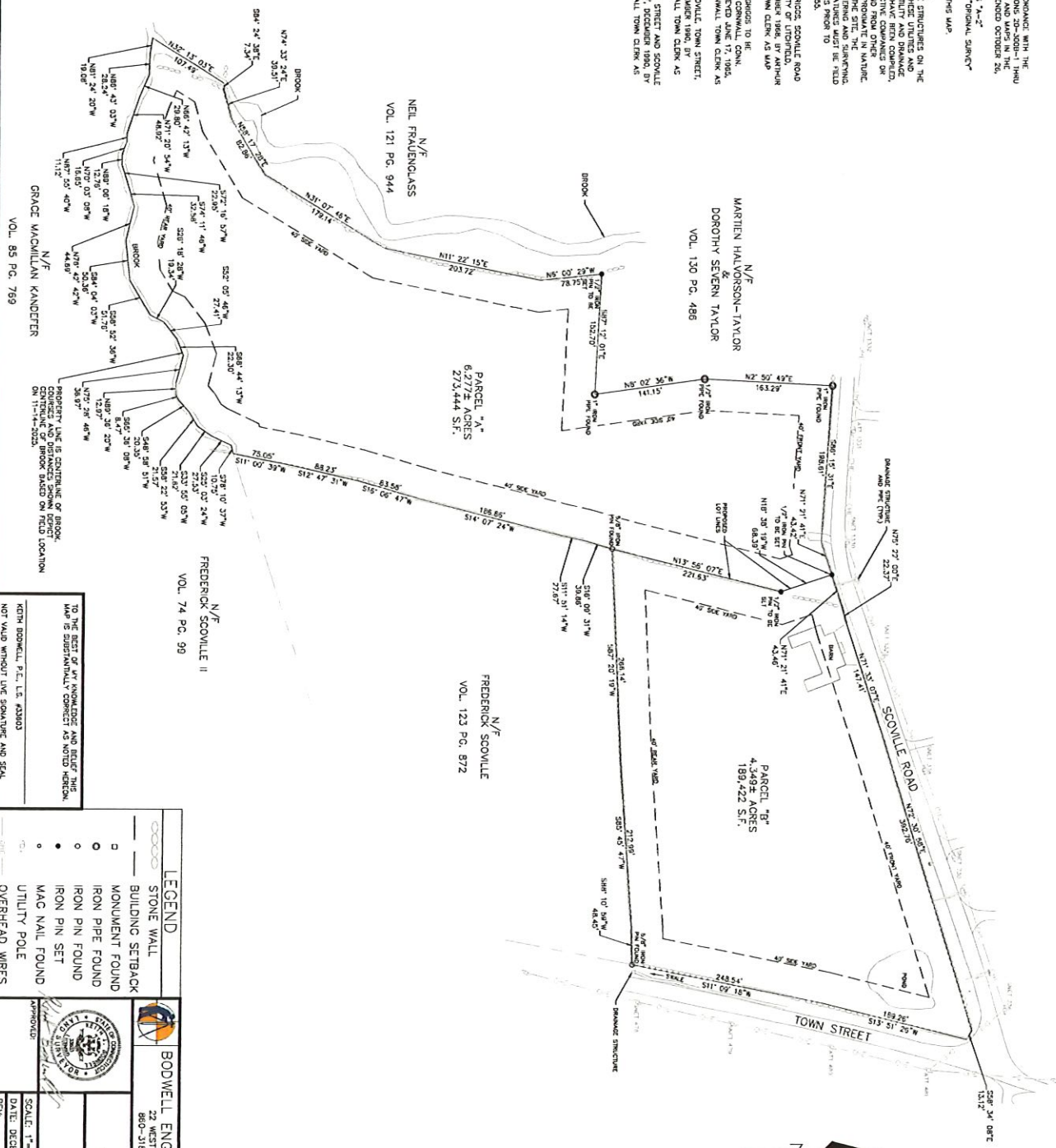
- PROPERTY LINE
- SETBACK LINE
- RECORD LINE
- EXISTING LOT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- UTILITY LINE
- STORMWATER LINE
- TRUCK
- TRUCK
- WELL
- PERFORATION TEST
- TEST PIT
- FINISHED FLOOR
- TOP OF FOUNDATION
- BASEMENT FLOOR



1 OVERALL SITE PLAN

SECTION CUT P.C. 50

- NOTES:
1. THE MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-20B-1-1, 19H-20-20B-20-50, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1966, AMENDED OCTOBER 26, 2018.
  2. THE HORIZONTAL ACCURACY CATEGORY IS CLASS "1,"-2"
  3. THE HORIZONTAL ACCURACY CATEGORY IS AN "ORIGINAL SURVEY"
  4. ALL INFORMATION FOUND ON SET IS CORRECT ON THIS MAP.
  5. THE PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE.
  6. THE PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE. THE EXISTING STRUCTURES ON THE PROPERTY, THE DISTRICT AND EXACT LOCATION OF THESE UTILITIES AND DRAINAGE STRUCTURES IS UNKNOWN. UNDERGROUND UTILITY AND DRAINAGE IN PART, FROM RECORD MAPS SPANED BY RECORD MAPS HAVE BEEN COMPARED, GOVERNMENTAL AGENCIES, FROM PAUL, TERRY, AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. THE EXISTENCE OF ANY UTILITIES OR DRAINAGE STRUCTURES AND THE EXISTENCE OF WHICH IS UNKNOWN TO DOMESTIC ENGINEERING AND SURVEYING CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CLIENT. FROM TO CONSTRUCTION, CALL BEFORE YOU DIG 1-800-325-4243.
  - 6.1. TRACTS WERE MAP PREPARED FOR LYON M. GREGG, SCOWILLE ROAD STATE OF CONNECTICUT, SCALE 1"=100', DECEMBER 1980, BY HARVEY H. HOWLAND, ON FILE WITH THE CORNWALL TOWN CLERK AS MAP NO. 4003.
  - 6.2. CONNECTED TO VIOLET LOMAX IN THE TOWN OF CORNWALL, CON. CONTAINING 1.78 ACRES, SCALE 1"=200' DATED JUNE 17, 1985, BY CHARLES WILSON, ON FILE WITH THE CORNWALL TOWN CLERK AS MAP NO. 4003.
  - 6.3. MAP PREPARED FOR RALPH L. AND THULA SCOWILLE, TOWN STREET, CORNWALL, CONNECTICUT, SCALE 1"=100' DECEMBER 1980, BY RICHARD J. ADAMS, ON FILE WITH THE CORNWALL TOWN CLERK AS MAP NO. 4003.
  - 6.4. MAP PREPARED FOR RALPH L. SCOWILLE, TOWN STREET AND SCOWILLE ROAD, CORNWALL, CONNECTICUT, SCALE 1"=100' DECEMBER 1980, BY RICHARD J. ADAMS, ON FILE WITH THE CORNWALL TOWN CLERK AS MAP NO. 4003.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE IS NO UNRECORDED EASEMENT OR ENCUMBRANCE AFFECTING ANY OF THE ABOVE DESCRIBED PARCELS.

KATHY BODWELL, P.E., L.S. #43303  
NOT VALID WITHOUT LIVE SIGNATURE AND SEAL

	<p><b>BODWELL ENGINEERING AND SURVEYING LLC</b> 22 WEST MAIN STREET - SHARON, CT 06089 860-318-5300 - BODWELLENGINEERING.COM</p>	<p><b>SUBDIVISION PLAN</b> 66 SCOWILLE ROAD - CORNWALL, CT 408 ELD BRIDGE CT LOT 07</p>	APPROVED:
			<p>SCALE: 1"=60' DATE: DECEMBER 2025 REV:</p>
<p>PREPARED FOR: WEST CORNWALL, CT 06796</p>		<p>PROJECT#: 2025-050 SHEET#: 1 OF 1</p>	

- LEGEND**
- STONE WALL
  - BUILDING SETBACK
  - MONUMENT FOUND
  - IRON PIPE FOUND
  - IRON PIN FOUND
  - IRON PIN SET
  - MAC NAIL FOUND
  - UTILITY POLE
  - OVERHEAD WIRES



N/F  
GRACE MACMILLAN KANDEFER  
VOL. 85 PG. 769

N/F  
NEIL FRAUENGLASS  
VOL. 121 PG. 944

N/F  
MARTIEN HALVORSON-TAYLOR  
&  
DOROTHY SEVERN TAYLOR  
VOL. 130 PG. 485

PARCEL "A"  
1110  
6.277± ACRES  
273,444 S.F.

PARCEL "B"  
1110  
4.349± ACRES  
189,422 S.F.

N/F  
FREDERICK SCOVILLE II  
VOL. 74 PG. 99

N/F  
FREDERICK SCOVILLE  
VOL. 123 PG. 872

**LEGEND**

	PERC TEST
	DEEP TEST PIT
	STONE WALL
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE
	WETLANDS LINE
	BENCHMARK

	<b>BODWELL ENGINEERING AND SURVEYING LLC</b> 22 WEST MAIN STREET - SHARON, CT 06089 860-518-5000 - BODWELLENENGINEERING.COM
	<b>SITE DEVELOPMENT PLAN</b> 66 SCOVILLE ROAD - CORNWALL, CT 460 510 DRIVE ON LOT 07
PREPARED FOR: JACOB C. SMITH WEST CORNWALL, CT 06786	PROJECT#: 2025-050 SHEET#: 1 OF 1
SCALE: 1"=40' DATE: DECEMBER 2025 REV: 3/20	APPROVED: 

**Town of Cornwall Planning & Zoning Commission**

Memorandum – Subdivision Regulations – Priority Changes including Open Space Requirements

*Prepared by Janell Mullen, Land-Use Consultant for January 13<sup>th</sup>, 2026*

**Priority needs of Subdivision Regulations**

1. Clearly define the term “open space”.

Examples –

Open Space – In order for land to be considered open space, it must meet one of the following:

- a. be protected from development by a conservation restriction, held by a qualified conservation organization.

- b. Be owned in fee by a qualified conservation organization or water company and be restricted, protected, or used for one of the following purposes:

- To maintain or enhance the conservation of natural or scenic resources
- To protect natural streams or a water supply
- To promote healthy soils
- To promote the conservation of wetlands, beaches, or tidal marshes,
- To enhance public outdoor recreational opportunities,
- To preserve historic property or agricultural lands (CGS §23-8)

Open Space – land dedicated for preservation of natural features, forests, wildlife habitat, wetlands, floodplain, community resource or land preserve. (Falls Village)

Open Space – land dedicated for preservation of natural features, farmland, forests, wildlife habitat, wetlands, floodplain, community resources, land suitable for passive recreation, and land providing links that connect open spaces. (Morris/Sharon)

2. Improvements to the Subdivision Regulations, especially involving the Open Space requirements (Section 5.7) are recommended.

Overview of Existing Regulations

- a. Current set aside calls for 15% where three (3) or more lots are proposed. Open space may be required where less than three (3) lots are proposed.

- b. The area selected for open space shall:

- Be connected (provide linkages) to other protected land
- Provide water access (river, pond, stream, lake)
- Protect natural features (major ridgeline), scenic or aesthetic values, farm or forestry values, wildlife habitat, value for protecting public water supply, value for protecting scenic roadways.

- c. The Commission shall consider land to be protected as open space in reference to the open space and conservation recommendations in the Cornwall Town Plan of Conservation and Development, Northwest Connecticut Regional Plan, State Plan of Conservation and Development, Greenprint Plan, and other similar applicable conservation planning plans and reports (eg local open space plan).

- d. The Commission shall require that open space has a suitable access from a public street where it determines such is needed for public access or for maintenance access. In such cases, the subdivision plan shall show an access corridor from a street into the open space of not less than 40 feet in width and with a suitable grade for the purpose intended.
  - e. Language is currently a vague suggestion that reads, "It is intended that open space in a subdivision shall be permanently protected. The regulations should more clearly state: "Open space shall be permanently protected in perpetuity."
  - f. Proposed conservation easements or other legal instruments for land conservation purposes shall be drafted and presented to the Commission as part of the subdivision application and shall follow the form approved by the Commission for this purpose. *Has this form/template been devised?*
  - g. The Open Space protection entities include:
    - The Town of Cornwall
    - The State of Connecticut
    - The Cornwall Conservation Trust or similar qualified local area or state non-profit land conservation organization
    - An approved Homeowners Association
  - e. In lieu of such reservation of open space, a fee in lieu of open space may be acceptable with the approval of the Commission. The payment of the fee shall be deposited in a fund which shall be used for the purpose of preserving open space or acquiring additional land for open space for recreation purposes. *Has this ever happened? Is there an existing fund for this purpose?*
  - f. Any fee paid to the Town shall be no greater than 10% of the fair market value of the land to be subdivided prior to the approval of the subdivision. The fair market value shall be determined by an appraiser jointly selected by the Commission and the applicant.
3. Overall reformatting, reorganizing, and rewording are suggested for overall clarity and ease of use.

Suggested outline of Updated Regulations

Introduction – Statutory Authority and Purpose of Subdivision Regulations

Common Terms and Definitions

Application Procedures

Plan Requirements

Design Standards

Roads

Driveways

Stormwater Management

Administration & Enforcement