

**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

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*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" *\$250 ck #378 p d 1/13/26*
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 stonewalls.*
  - Site Development Plan – *plans as prepared by a CT licensed Professional Engineer that illustrates the proposed land division and accessways (driveways) 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)*  
*- Approval received 3/9/26*
6. Waiver(s) if requested by the applicant (must be in writing)

# STANSFIELD ENVIRONMENTAL SERVICES

95 West Side Road, Goshen, Ct. 06756  
860-733-3621

## SOIL REPORT

Project: Wetland Delineation

Location: Great Hollow Road, Cornwall, Ct

**Date:** 4/23/25

**Weather:** Overcast, warm

### **Map information:**

Title: Site Plan, Great Hollow Road – Cornwall, Ct Map D03, Block 01, Lot 07

Scale: 1:60 Contour Interval: Undefined Acres: 28 acres

**Wetland Boundary Flag Numbers:** Pink surveyor type numbered 101 to 125 then 126 to 144 then 201 to 260

### **WETLAND SOILS:**

Scarboro sandy loam – Sandy substratum overlain by a highly organic muck. Interspersed with poorly drained sandy till and outwash soil and intermittent watercourses

Intermittent watercourses - areas which show scour or visible moving water beyond a storm event, typically seasonal and may include seasonal or perennial springs.

### **NON-WETLAND SOILS:**

Charlton sandy loam – Charlton sandy loams are well drained and deep soils which pose few development issues.

Hinckley Sandy Loam – Hinckley are deep sandy loams on hillsides and may include areas of shallow bedrock.

Woodbridge Sandy Loam – Moderately well drained sandy tills

Thomas Stansfield MPH, R.S.  
Professional Soil Scientist  
Registered Sanitarian

# STANSFIELD ENVIRONMENTAL SERVICES

95 West Side Road, Goshen, Ct. 06756  
860-733-3621

## PROJECT NARRATIVE

Project: Wetland Delineation Great Hollow Road, Cornwall, Ct

Date: 4/23/25

Map Information: Site Plan, Great Hollow Road – Cornwall, Ct Map D03, Block 01, Lot 07

As requested I have investigated property on Great Hollow Road in Cornwall, Ct. for the presence of soils identified as inland wetland in Connecticut. An auger was utilized to determine soil identification per NRCS standards and criteria set forth in the Connecticut General Statutes. The principal indicator for delineating poorly drained soils are redoximorphic features resulting from periodic or continuous inundation, watercourses or soil types identified as alluvial.

The property is undeveloped and the subject of a recent forestry operation but otherwise undisturbed. A large band of poorly drained soils was delineated from Great Hollow Road to the lower portion of the sloping land to the east. At the base of the sloping land were noted several springs and intermittent watercourses, especially to the south of the property. These areas were included in the delineation where poorly drained soils were noted within them and the delineation may include some areas of well drained soils between the water features. Up slope of the springs are areas of moderately well drained soils that have been impacted by the forestry operation and may display water at the surface but are not wetland soils.

Similarly, an area of well drained Charlton was observed within a road way created for the forestry operation or some previous use, which had observable surface water. This area was extensively examined and found to be moderately well drained Woodbridge loams which, when compacted, will seasonally pond water at their surface.

The upland soils are primarily Copake sandy loams which are well drained sandy soils derived from calcareous parent materials.

Should you require further delineation of this parcel, please do not hesitate to contact me.



Thomas Stansfield MPH R.S.  
Professional Soil Scientist  
Registered Sanitarian



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"*

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February 6, 2026

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

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

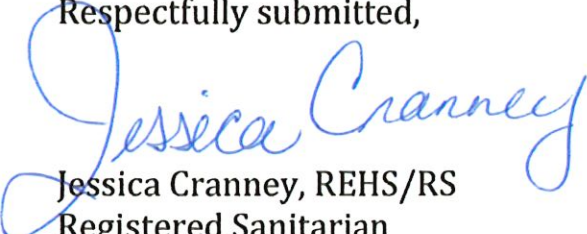
Dear Commissioners,

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,

  
Jessica Cranney, REHS/RS  
Registered Sanitarian

CC: Keith Bodwell, PE



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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". The signature is fluid and cursive, with the first letter of each word being capitalized and larger than the others.

Jessica Cranney, REHS/RS  
Registered Sanitarian

CC: Keith Bodwell, PE



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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". The signature is fluid and cursive.

Jessica Cranney, REHS/RS  
Registered Sanitarian

CC: Keith Bodwell, PE

**EXISTING MBL LOTZ**  
 HYDRAULIC CONDUCTIVITY 15.1E  
 RECEIVING SOIL DEPTH 26.1'-30.0'  
 WF = 24  
 FLOW FACTOR REGION FLOW  
 430 GAL/DAY  
 FF = 1.5  
 PERCOLATION RATE  
 UP TO 10.0 IN/INCH  
 PF = 1.0  
 MLDSP=20H1.0M1.0 = 30 FT

**EXISTING MBL LOTZ**  
 HYDRAULIC CONDUCTIVITY 15.1E  
 RECEIVING SOIL DEPTH 16.2'-22.0'  
 WF = 20  
 FLOW FACTOR REGION FLOW  
 430 GAL/DAY  
 FF = 1.5  
 PERCOLATION RATE  
 UP TO 10.0 IN/INCH  
 PF = 1.0  
 MLDSP=20H1.0M1.0 = 30 FT

**EXISTING MBL LOTZ**  
 PERCOLATION RATE  
 LESS THAN 10.1 IN/INCH  
 LLA FROM TABLE 6 = 495 SF  
 PROVIDE 41.87 OF  
 GEOMETRY 20H15-36  
 41.87X1.7 = 692.5 SF PROVIDED

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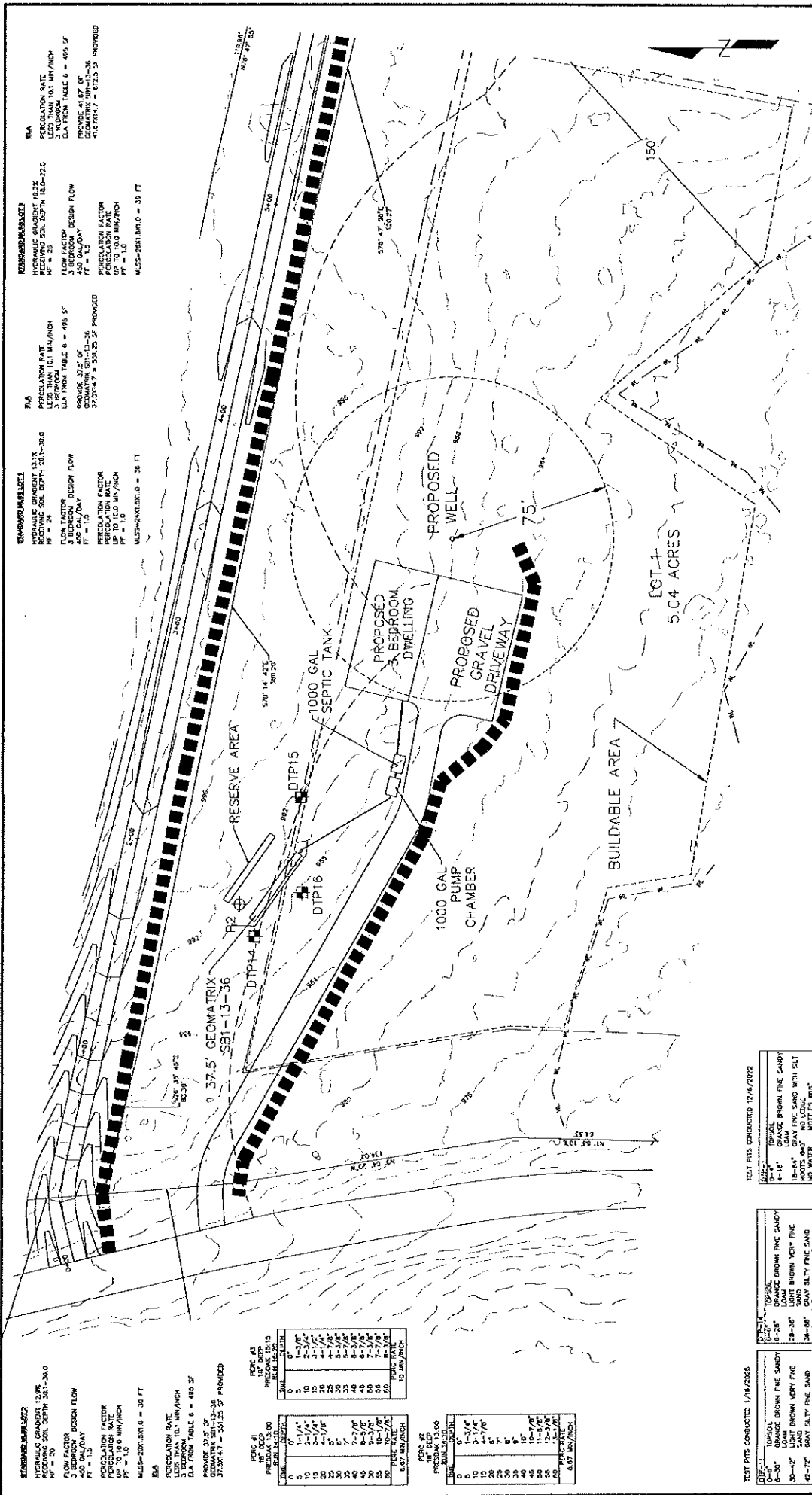


DEPTH	PERC. RATE	PERC. RATE
10' DEEP	10' DEEP	10' DEEP
0	1-1/2"	1-1/2"
10	2-1/4"	2-1/4"
20	3-1/8"	3-1/8"
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150	23-7/8"	23-7/8"
160	25-7/8"	25-7/8"
170	27-7/8"	27-7/8"
180	29-7/8"	29-7/8"
190	31-7/8"	31-7/8"
200	33-7/8"	33-7/8"
210	35-7/8"	35-7/8"
220	37-7/8"	37-7/8"
230	39-7/8"	39-7/8"
240	41-7/8"	41-7/8"
250	43-7/8"	43-7/8"
260	45-7/8"	45-7/8"
270	47-7/8"	47-7/8"
280	49-7/8"	49-7/8"
290	51-7/8"	51-7/8"
300	53-7/8"	53-7/8"
310	55-7/8"	55-7/8"
320	57-7/8"	57-7/8"
330	59-7/8"	59-7/8"
340	61-7/8"	61-7/8"
350	63-7/8"	63-7/8"
360	65-7/8"	65-7/8"
370	67-7/8"	67-7/8"
380	69-7/8"	69-7/8"
390	71-7/8"	71-7/8"
400	73-7/8"	73-7/8"
410	75-7/8"	75-7/8"
420	77-7/8"	77-7/8"
430	79-7/8"	79-7/8"
440	81-7/8"	81-7/8"
450	83-7/8"	83-7/8"
460	85-7/8"	85-7/8"
470	87-7/8"	87-7/8"
480	89-7/8"	89-7/8"
490	91-7/8"	91-7/8"
500	93-7/8"	93-7/8"
510	95-7/8"	95-7/8"
520	97-7/8"	97-7/8"
530	99-7/8"	





**ENGINEER/REGISTERED**  
 HYDRAULIC GRABERT 13.12  
 RECEIVING SOIL DEPTH 26.1-30.0  
 HF = 24  
 FLOW FACTOR DESIGN FLOW  
 FF = 1.5  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 MUSH-2001.01.0 = 39 FT

**ENGINEER/REGISTERED**  
 HYDRAULIC GRABERT 10.27  
 RECEIVING SOIL DEPTH 13.0-22.0  
 HF = 26  
 FLOW FACTOR DESIGN FLOW  
 FF = 1.5  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 MUSH-2001.01.0 = 39 FT

**ENGINEER/REGISTERED**  
 HYDRAULIC GRABERT 13.12  
 RECEIVING SOIL DEPTH 26.1-30.0  
 HF = 24  
 FLOW FACTOR DESIGN FLOW  
 FF = 1.5  
 PERCOLATION FACTOR  
 UP TO 10.0 MIN/INCH  
 MUSH-2001.01.0 = 39 FT

**TEST PITS CONDUCTED 1/11/2025**

DEPTH	PERCOLATION	REMARKS
0-10"	0.07 MIN/INCH	NO WATER
10-20"	0.07 MIN/INCH	NO WATER
20-30"	0.07 MIN/INCH	NO WATER
30-40"	0.07 MIN/INCH	NO WATER
40-50"	0.07 MIN/INCH	NO WATER
50-60"	0.07 MIN/INCH	NO WATER
60-70"	0.07 MIN/INCH	NO WATER
70-80"	0.07 MIN/INCH	NO WATER
80-90"	0.07 MIN/INCH	NO WATER
90-100"	0.07 MIN/INCH	NO WATER

**TEST PITS CONDUCTED 12/6/2022**

DEPTH	PERCOLATION	REMARKS
0-10"	0.07 MIN/INCH	NO WATER
10-20"	0.07 MIN/INCH	NO WATER
20-30"	0.07 MIN/INCH	NO WATER
30-40"	0.07 MIN/INCH	NO WATER
40-50"	0.07 MIN/INCH	NO WATER
50-60"	0.07 MIN/INCH	NO WATER
60-70"	0.07 MIN/INCH	NO WATER
70-80"	0.07 MIN/INCH	NO WATER
80-90"	0.07 MIN/INCH	NO WATER
90-100"	0.07 MIN/INCH	NO WATER

**TEST PITS CONDUCTED 1/11/2025**

DEPTH	PERCOLATION	REMARKS
0-10"	0.07 MIN/INCH	NO WATER
10-20"	0.07 MIN/INCH	NO WATER
20-30"	0.07 MIN/INCH	NO WATER
30-40"	0.07 MIN/INCH	NO WATER
40-50"	0.07 MIN/INCH	NO WATER
50-60"	0.07 MIN/INCH	NO WATER
60-70"	0.07 MIN/INCH	NO WATER
70-80"	0.07 MIN/INCH	NO WATER
80-90"	0.07 MIN/INCH	NO WATER
90-100"	0.07 MIN/INCH	NO WATER

**TEST PITS CONDUCTED 12/6/2022**

DEPTH	PERCOLATION	REMARKS
0-10"	0.07 MIN/INCH	NO WATER
10-20"	0.07 MIN/INCH	NO WATER
20-30"	0.07 MIN/INCH	NO WATER
30-40"	0.07 MIN/INCH	NO WATER
40-50"	0.07 MIN/INCH	NO WATER
50-60"	0.07 MIN/INCH	NO WATER
60-70"	0.07 MIN/INCH	NO WATER
70-80"	0.07 MIN/INCH	NO WATER
80-90"	0.07 MIN/INCH	NO WATER
90-100"	0.07 MIN/INCH	NO WATER

**BODWELL ENGINEERING AND SURVEYING LLC**  
 22 WEST MAIN STREET - SHARON, CT 06089  
 860-316-5306 - BODWELLENGINEERING.COM

**SEPTIC FEASIBILITY PLAN LOT 1**  
 GREAT HOLLOW ROAD - CORNWALL CT  
 400 DOD BEEK DR LOT 07

PREPARED FOR:  
 WILL EVANS

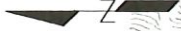
SCALE: 1" = 20'  
 DATE: DECEMBER 2025  
 REV: 2/8/26

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

**LEGEND**

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





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

**SUBDIVISION PLAN**  
 GREAT HOLLOW ROAD - CORNWALL, CT  
 Map 000 Book 01 Lot 07

PREPARED FOR:  
 WILL EVANS

APPROVED:

SCALE: 1"=60'  
 DATE: JULY 2025  
 RCV: 2/9/20

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

**LEGEND**

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

GENERAL NOTE:  
 1. REGULATING WATER FROM OPEN SPACE REQUIREMENTS FOR PROPOSED SUBDIVISION.



**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 NHCOC. 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.

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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.

**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. Masticola, 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

**CORNWALL PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**Tuesday March 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 7:02 p.m. and took attendance.

Members Present: A. Timell, C. Gray, K. Bodwell, J. LaPorta, P. West, B. Bennett (A), M. Shipp (A).

Also Present: J. Mullen, S. Musselman.

Members Absent: S. Saccardi, W. Evans (A).

Appointment of Alternates: B. Bennett.

**2. Approval of Minutes – February 10, 2026**

P. West wasn't noted as being absent for the February meeting. J. LaPorta moved to approve the minutes as amended. C. Gray seconded and the motion to approve carried unanimously.

**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. Received 2/10/26.**

Public hearing notice was published in the Republican American on 4/1/26 and 4/4/26. K. Bodwell submitted the abutter notifications which were sent out too late and as such the hearing wasn't opened. K. Bodwell will resend the notifications, and the hearing will be commenced at the 4/14/26 meeting.

P. West moved to add items 4a. – Steven Zimany – 94 College Street – Special Permit application for an accessory apartment over 1200 ft<sup>2</sup> and 4b. – Keith Bodwell P.E. on behalf of Janet Savin – 66 Scoville Road – Application for a 2-lot subdivision.

**4. New Business**

- a. Steven Zimany – 94 College Street – Special Permit application for an accessory apartment over 1200 ft<sup>2</sup>. MBL# E03-001-008.**

Steven Zimany was present for the application and gave an overview of the proposal to construct an accessory apartment for his family and submitted the required application narrative. Application has received TAHD and IWC approval. The 1368 ft<sup>2</sup> accessory apartment will have its own septic system and will be built after the primary dwelling (1440 ft<sup>2</sup>) is completed. Currently the property is vacant land and will be divided through a 1<sup>st</sup> cut. The apartment will be located approximately 500 ft from College Street. J. LaPorta requested that the proposed driveway grades be added to the plans ahead of the next meeting. S. Zimany will work with the project engineer to get those added.

A. Timell moved to accept the application and schedule a public hearing for the 4/14/26 meeting. K. Bodwell seconded and the motion to accept and set a hearing carried unanimously.

**b. Keith Bodwell P.E. on behalf of Janet Savin – 66 Scoville Road – Application for a 2-lot subdivision. MBL# E10-004-007.**

It was determined, by the Commission, that the application was incomplete as TAHD approval hadn't yet been received. K. Bodwell stated that the application approval was pending with TAHD and that he expects to receive it ahead of the next meeting. Receipt of the application was tabled to the 4/14/26 meeting.

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

S. Musselman shared his report with the Commission. Discussion was had on office hours, phone issues, and ways to improve communication and notification with the public.

**6. Old Business**

**a. Planning Workshop – Review of Subdivision Regulations** (*Discussion continued to 4/14 Special Meeting*).

Commissioners discussed J. Mullen's open space document and how to best determine what the appropriate fee-in-lieu of application would be for subdivisions. A previously planned special meeting for 4/14 at 6pm, before the regular meeting, was cancelled and A. Timell will work to reschedule for the subdivision regulations discussion.

**7. Correspondence:** None.

**8. Adjournment**

P. West moved to adjourn at 8:27 pm. C. Gray seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman  
Land Use Administrator  
Town of Cornwall, CT

## Land use

---

**From:** Rick Lynn <ricklynn626@gmail.com>  
**Sent:** Sunday, March 8, 2026 11:29 AM  
**To:** Land Use  
**Cc:** ricklynn626@gmail.com  
**Subject:** Proposed 3-lot subdivision on Great Hollow Road

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

## Land use

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**From:** Jake Barton <jake@localprojects.com>  
**Sent:** Sunday, March 8, 2026 10:45 PM  
**To:** cwlanduse@optonline.net  
**Cc:** Jenny Raymond  
**Subject:** Please delay Great Hollow Road subdivision plan review/vote

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Dear Anna Timmel—

First off, thank you for your public service, appreciate the work that you do!

My wife and I have a house at 299 Great Hollow Road, and we'd like to ask that you postpone the meeting agenda item for Tuesday about the neighboring plots subdivision plan.

We've heard a lot of back and forth, and apparently other neighbors got registered letters, but not us— we have literally no pertinent information despite one of the proposed driveways being opposite our land. Apparently there are drawings but we haven't seen them, and so we have lots of questions on specific issues that sound concerning.

That said, we want to be good neighbors and review and offer an informed opinion, so we respectfully ask that this be delayed until we can review and comment with information.

All the best,  
Jake Barton  
Jenny Raymond  
299 Great Hollow Road

Jake Barton | Founder Local Projects | Emerson Climate Fellow | @jake\_barton

## Land use

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**From:** Tony Scott <tjscott000@gmail.com>  
**Sent:** Monday, March 9, 2026 12:56 AM  
**To:** Land use; cwlanduse@optonline.net  
**Subject:** Proposed 3 Lot Sub Division Great Hollow Road

Dear Spenser and Cornwall Planning and Zoning Commissioners

Although I have not received any official notification of a hearing regarding the sub division of the property abutting my property at 288 Great Hollow Road, it is my understanding that there is a proposed hearing this Tuesday March 10th. That is very short notice.

As such I would appreciate you adding to the public record my comments regarding a postponement to the proposed hearing as follows.

Considering that I have received no information about this proposed meeting and no materials relating to the proposed 3 Lot Subdivision topic, I would very much request that this hearing be rescheduled to a later date which would give me enough time to review materials related to this proposal. I hope you can provide some materials and details (Maps, plans of operation, proposals etc). I am also waiting for you to find the current detailed plan of land use for the above mentioned lot. If you recall I have asked and e mailed you more than once for this information.

As you know I am particularly concerned since the property contains wetland and vernal pool areas and the Inland Wetlands have yet to visit the site due to the large amount of snow cover.

Many thanx

--

Tony Scott  
Resident Great Hollow Road, Cornwall CT  
[tjscott000@gmail.com](mailto:tjscott000@gmail.com)

## Land use

---

**From:** Elizabeth England <esquaredpr@gmail.com>  
**Sent:** Monday, March 9, 2026 10:01 AM  
**To:** Land use; cwlanduse@optonline.net  
**Subject:** Proposed 3-Lot Sub Development on Great Hollow Road

To Whom It May Concern —

A few neighbors alerted me that a certified letter had been delivered to them regarding a proposed 3-Lot Sub Development on Great Hollow Road.

I'd love more information on this issue, as when I once looked into purchasing the parcel from the Soltis family the land was deemed Wetlands and unsuitable for building. Has this status changed to allow for 3 lots with access? I'd love to know the date when this change occurred and see the description in the Wetlands meeting minutes.

I suggest postponing Tuesday's hearing to allow for a more granular debriefing of my Great Hollow neighbors and myself on this issue. As a former publicist who's worked with stakeholders and the press for years, I've learned that information is king/queen!

Thanks in advance for accommodating my concern for our town's Wetlands and the wildlife that inhabits it.

Please feel free to reach out to me with any questions/concerns.

Cheers and all best,  
Elizabeth

Elizabeth England  
917 863 2424  
212 929 3125  
Esquaredpr@gmail.com  
<http://eeprmarketing.com>  
<http://www.eecollegecoach.com>  
<https://m.facebook.com/ElizabethEnglandApplicationCoach1/>