

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 ft² 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 ft². 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 ft² accessory apartment will have its own septic system and will be built after the primary dwelling (1440 ft²) is completed.

Currently the property is vacant land and will be divided through a 1st 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