

CORNWALL PLANNING AND ZONING COMMISSION
SITE WALK
SPECIAL MEETING MINUTES
Tuesday March 31, 2026, 6:00 p.m.
MBL #D03-001-007 (Parcel south of 288 Great Hollow Road)
Great Hollow Road, Cornwall, CT

1. Call to Order – Appointment of Alternates

A. Timell called the meeting to order at 6:03 p.m. and took attendance.

Members Present: A. Timell, C. Gray, J. LaPorta, P. West.

Others Present: Will Evans (applicant), S. Musselman

2. Site Walk – 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.

Applicant W. Evans walked the Commissioners through the property starting at Great Hollow Road with Lot #1. Commissioners asked for clarification if W. Evans would be using the existing shared driveway to the north of the parcel to access the proposed interior lot. W. Evans responded that no, the proposed rear lot would not utilize the neighboring driveway and will instead have its own accessway owned wholly by Lot #3. Each lot will have its own driveway.

Each proposed homesite was shared and discussed with the Commission as to how they would be accessed and how site topography influenced the orientation of the lots, driveways, and septic systems. The wetlands approval was also discussed and how an existing crossing will be utilized for the access to Lot #3. The site walk concluded with proposed lot #2 on the southern half of the parcel that will utilize an existing curb cut for the future driveway if approved.

3. Adjournment

A. Timell moved to adjourn at 6:45 p.m. P. West seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Town of Cornwall, CT