

**CORNWALL PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Tuesday August 11, 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 7:03 p.m. and took attendance.

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

Also Present: J. Mullen, S. Musselman.

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

Appointment of Alternates: M. Shipp was seated for regular member S. Saccardi.

2. Approval of Minutes:

a. Regular Meeting – June 9, 2026.

P. West moved to approve the 6/9/26 minutes. C. Gray seconded and the motion to approve carried with A. Timell, P. West, C. Gray, and M. Shipp voting in the affirmative. J. LaPorta abstained as he wasn't present at the 6/9/26 meeting.

3. Public Hearing: None.

4. Old Business: None.

5. New Business

a. **Martin Connor on behalf of C&D Farms, LLC – 100 Clark Road** – Pre-application application discussion for the establishment of a major-home business at Pinnacle Farm. MBL# FO4-001-003.

****Note the agenda listed the pre-application discussion incorrectly, Major-Home Business should be reflected as an Educational, Religious, and Philanthropic use.***

Planner Martin Connor, AICP, was present along with Stephen Drezen on behalf of C&D Farms, LLC. M. Connor began the discussion by providing the Commission with a history of the commercial horse farm and its specialization with Friesian horses. The farm's primary structure is an approximately 65,000 ft² post and beam barn. S. Drezen stated that it is one of the largest structures of this type in North America and that it has presented a unique challenge to market for the right buyer. M. Connor and S. Drezen are working together on behalf of their client to explore the concept of establishing Pinnacle Farm as an artist residency and cultural destination. M. Connor stated that he and S. Drezen met with J. Mullen and S. Musselman earlier in the summer to discuss the proposal and conducted a site visit. From that discussion it was determined that an Educational, Religious, and

Philanthropic Special Permit would be the correct avenue for the application to route through for the non-profit use as proposed. S. Drezen provided a narrative to the Commission, describing the vision for the property and gave a background of his career in development throughout the Litchfield Hills, Berkshires, and the Hudson Valley.

M. Connor cited the 2020 POCD as being supportive of encouraging the arts in Cornwall. The barns facility can handle art shows and artist residencies. 4-6 residency apartments are proposed with rotations between 3-10 weeks. The barn currently has 7 bathrooms and has heat and a/c in the central areas and heat in the stables. The stables will be converted into the residences and will be brought up to code and will have a/c installed. S. Drezen has contracted with an engineering and architecture firm out of Michigan to design the building's upfit. The facility currently has a farm managers apartment.

J. LaPorta asked how intensive the use is estimated to be and what impacts it would have to the community. M. Connor responded that it will be pursued as a special permit so the Commission would have a lot of discretion to condition the approval to manage the intensity of the use i.e. hours of operation, etc. C. Gray inquired if the property would be open to the public. S. Drezen responded that it would be when it's open, they don't think it will be open year-round at this time but expect it to operate on a spring-fall calendar annually. J. Mullen asked what changes would be made to the properties grounds or if would be limited to the existing barn facility area. The Commission thought it would be prudent to hold a site visit to get a better understanding of the proposal. M. Connor and S. Drezen agreed to set up a few times so that the entire Commission would have the chance to see the property and thanked the Commission for the opportunity to speak with them about the proposal. They will work on drafting an application for a future submission.

b. Amber Construction on behalf of Old Town Hall, LLC – 12 Bolton Hill Road – Pre-application discussion for the conversion of an existing building into a mixed-use event / community space and two (2) 2nd floor apartments. Associated site improvements include the construction of a new mudroom entry addition. MBL# H04-002-015.

Present for the discussion were applicants Natilie and Greg Randall and David Gronningsater of Amber Construction. They explained their plan to re-develop the former Rumsey Hall gymnasium on Bolton Hill Road into a shared community space / center with 2-apartments on the second floor. The community space is intended to be used for large town meetings, exercise classes, game-nights, and musical rehearsal and performance. A kitchen will be available to use for these events and for local farmers and D. Gronningsater has begun conversations with TAHD on the necessary requirements for this. A mudroom addition is proposed for the front of the building.

The applicants are considering rebuilding a dormitory structure that was razed in the past and aren't sure yet as to what use will be proposed for the space; the foundation of the former building remains. Discussed was potentially creating two professional offices and a residence in the reconstructed building. The commission discussed the shared driveway easement with the residence to the West of the property. The applicants will have to propose a text

amendment to the Cornwall Plains Overlay and prepare a narrative that describes the proposed development and the individual uses being proposed.

6. Land Use Administrator's Report

The Commission reviewed and briefly discussed S. Musselman's report with the Commission dated 8/11/26. S. Musselman shared an enforcement update regarding 83 Mohawk Mountain Road. He is continuing to work with the property owner to develop a plan to convert the existing accessory structure / workshop into a dwelling. Shipping containers on Essex Hill were also discussed, and the Commission wants to consider a text amendment to address this issue throughout town.

7. Planning Workshop

a. Discussion and review of PA 25-1 amendments

J. Mullen and S. Musselman shared with the Commission an overview of PA 25-1, also known as, HB-8002 and the need to update the regulations to be in compliance with the new statute. The Commission requested that both J. Mullen and S. Musselman work to draft the proposed amendments. A. Timell discussed the need for training and suggested that Attorney Steven Byrne could be invited to share more information on the new housing law as part of the Commission's mandatory training. S. Musselman will reach out to Attorney Byrne and work to schedule a special meeting for the training. Commissioners suggested inviting neighboring land use commissions to the training.

b. Battery storage facilities and data centers

J. Mullen lead the Commission through the recent regulations being considered in other regional towns such as Morris and Warren and shared a draft regulation she prepared for Cornwall. The Commission discussed the draft and agreed that they should move forward with a prohibition on battery storage facilities, data centers, and solar farms. J. Mullen will draft these changes and bring back to the Commission at the September meeting.

c. Four-Corners zoning district discussion

Discussion was had on a potential re-zoning of the Four-Corners area. The Commission discussed how far this potential re-zoning would go from and S. Musselman offered to print out a large sized map of the area so that everyone could review it at the next meeting. A new mixed-use overlay was considered as an option for this area.

d. Review of Subdivision Regulations

Review of the subdivision regulations was tabled until the September meeting. J. Mullen shared the current draft with the Commission for their review.

8. Correspondence

- *Town of Salisbury – Notice of hearing for a special permit application to construct a single-family home in the inner corridor of the Housatonic River Overlay District. The hearing is scheduled for 9/8/26.*
- *Town of Kent – Notice of hearing to discuss and possibly act on a text amendment related to Section 8230 – Parking.*

9. Adjournment - Next regular meeting 9/8/26

P. West moved to adjourn at 9:08 p.m. C. Gray seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Town of Cornwall, CT