Application Fee: $150.00

PLANNING & ZONING COMMISSION
TOWN OF CORNWALL, CONNECTICUT
Cornwall Land-Use | Annex Office | 26 Pine Street Cornwall, CT 06753
860-672-4957 | landuse@cornwallct.gov

APPLICATION FOR TEXT/MAP AMENDMENT

I. APPLICANT INFORMATION

Name: **Amber Construction on behalf of Old Town Hall, LLC, 12 Bolton Hill Ed.**

Address: **Old Town Hall, LLC, 22 South Main Street, Kent, CT 06757**

Contact Phone: **718-614-1706** Email: **David.Amberconstruction@gmail.com**

II. PROPOSED AMENDMENT

Please specify if the petition is for a MAP or TEXT AMENDMENT or BOTH and explain in detail the requested changes. For a map amendment, please attached a supplemental map indicating the parcels that are involved with the petition.

Proposed Text: *Please specify the sections of the Zoning Regulations that will contain the proposed changes.*

On behalf of Old Town Hall, LLC, I am proposing text amendment changes to Zoning Regulations, Section 9.4, Cornwall Plains (CP) Overlay Zone.

Add under 9.4.C, Special Permit Uses Permitted in the CP Zone, new Subsection 9, Mixed Use

Strike 9.4 d.10. Uses
~~**10 Uses**~~
~~**Notwithstanding other requirements of these regulations in this zone, there maybe no more than one principal building and one principal use on a lot.**~~

III. SIGNATURE: *(or attach authorization letter from property owner)*

David Gronningsater

Date Submitted: 9/3/26

Martin J. Connor, AICP, Planning Consultant
9 Millay Ct., Litchfield, CT 06759
Cell (860) 485-3262
E-mail: mjconnor@hotmail.com

October 8, 2026

Anna Timell, Chairman
Planning and Zoning Commission
Town of Cornwall CT
26 Pine St.
Cornwall, Connecticut 06753

Re: Proposed Zoning text amendment to Section 9.4., Cornwall Plains (C P) Overlay Zone

Dear Chairman, Timell,

On behalf of Old Town Hall, LLC, I am proposing the following text amendments to Section 9.4., Cornwall Plains (CP) Overlay Zone:

Add under 9.4.C, Special Permit Uses Permitted in the CP Zone, new Subsection 9, Mixed Use

Strike 9.4 d.10. Uses

~~**10 Uses**~~

~~**Notwithstanding other requirements of these regulations in this zone, there maybe no more than one principal building and one principal use on a lot.**~~

The purpose of this proposed text amendment to the Zoning Regulations is to allow mixed-use in the Cornwall Plains Overlay Zone (CP). Currently mixed-use is not allowed in this zone. Should this zoning text amendment be approved It would allow the application by Amber Construction on behalf of Old Town Hall, LLC. At 12 Bolton Hill Rd., to go ahead with their special permit application for a mixed-use building.

According to the Zoning Regulations, the purpose of the Cornwall Plains Overlay Zone is to allow the productive reuse of large institutional buildings found in the village center where such use will maintain the residential and historic character of the village center. In my opinion, this text amendment to allow mixed-use will continue to keep the residential and historic character of the Cornwall Plains Overlay District.

The proposed text amendment is consistent with the Town of Cornwall Plan of Conservation and Development 2020. The Economic Development, Housing and Community, Cultural and Youth Resources sections of the Plan are all supportive of this proposed text amendment. In the Economic Development section of the Plan, goals listed are to create business and employment opportunities in Cornwall without losing sight of the importance of the town's rural character. Also to increase opportunities that will allow new businesses to locate in Cornwall. Increasing the availability of commercially zoned land to allow new businesses to locate in Town is another economic goal. Under Action / Tasks Items, considering establishing new commercial or mixed-use zones is listed in the Plan. Another related task is to support the development of housing for people who work in Cornwall.

Under the Housing Section of the Plan, listed under goals and actions, “to increase the number of full-time residents in Cornwall and offer appropriate housing options for all ages, including options that are affordable, attainable, energy efficient and handicapped accessible.” The proposed text amendment will help to increase the number of attainable rental housing units. A further goal of the plan is to update the town's zoning regulations to allow multifamily housing, two or more units together in one structure on one site that could be built by a nonprofit or a private developer.

Among its goals, the Community, Cultural and Youth Resources section of the Plan lists to “meet the needs of Cornwall's older residents, including transportation, healthcare and social recreational opportunities.” The proposed text amendments would enable the applicant to offer social and recreational opportunities as part of a mixed-use development. This section also aims to enhance recreational and social opportunities and to encourage the development of a central community hub that can serve as a gathering space for civic and social events. Creating such social and recreational space is another objective of the applicant’s redevelopment of its property in the CP Zone, and the proposed amendment would allow the applicant to move forward with plans for such a hub. In addition, the Plan seeks to encourage the preservation of Cornwall's historic buildings; permitting mixed use may further support the preservation and reuse of buildings in the CP Zone. Finally, the Action/Tasks section recommends considering revisions to the zoning regulations that would allow social service and professional businesses to locate in Cornwall Plains. It specifically encourages businesses and organizations that serve the needs of Cornwall's older citizens, including those providing healthcare and other support services, to locate in the CP Zone.

Recent legislation, Special Session Public Act 25-1, would also seem to mandate that the Commission allow for mixed use in the CP Zone. The Commission is currently revising the Regulations to comply with PA 25-1. In summary, I encourage the Commission to make a finding that the proposed text amendment is consistent with the POCD and PA 25-1 and approve the amendments to Section 9.4 of the Zoning Regulations as submitted.

Sincerely,

Martin J. Connor