CORNWALL PLANNING AND ZONING COMMISSION
MEETING MINUTES
Tuesday September 8, 2026, 7:00 p.m.
Cornwall Library, 30 Pine Street – Cornwall, CT
Hybrid Meeting

1. **Call to Order –** Appointment of Alternates

Chair A. Timell called the meeting to order at 7:01 p.m. and took attendance.

Members Present: A. Timell, J. LaPorta, P. West, K. Bodwell, M. Shipp (A), W. Evans (A).
Also Present: J. Mullen, S. Musselman.
Members Absent: C. Gray, S. Saccardi.
Appointment of Alternates: M. Shipp, W. Evans.

2. **Approval of Minutes:**

   a. Regular Meeting – August 11, 2026.

   J. LaPorta moved to approve the 8/11/26 minutes. P. West seconded and the motion to approve carried with K. Bodwell abstaining.

3. **Public Hearing:** None.

4. **Old Business:** None.

5. **New Business**

   a. Amber Construction on behalf of Old Town Hall, LLC – Text amendment application to Section 9.4 of the Cornwall Zoning Regulations, Cornwall Plains (CP) Overlay Zone. Add to Section 9.4.c, Special Permit Uses Permitted in the CP Zone, a new Subsection 9, Mixed-use. Also, strike Section 9.4.d.10.

   Present for the application where Martin Connor, AICP, and David Gronningsater of Amber Construction. Applicants Greg and Natalie Randall attended remotely via Zoom. M. Connor gave an overview of the proposed text amendment to Section 9.4 of the Cornwall Zoning Regulations, Cornwall Plains (CP) Overlay Zone. Mixed-use is currently not permissible in the CP so the applicant is proposing to add mixed-use as a permissible use under Section 9.4.c. Also proposed is to strike 9.4.d.10 which states "Notwithstanding other requirements of these regulations in this zone, there may be no more than one principal building and one principal use on a lot". The applicants plan to renovate the former gymnasium on the property into a shared community center with two (2) apartments on the second floor. A former school building, that was razed, is proposed to be reconstructed within the footprint of the remaining foundation. This building will consist of a residence and a commercial space. M. Connor stated that the text amendments are necessary for this aspect of the project to proceed. A. Timell read the regulations existing "mixed-use" definition into the record for the Commissions edification. P. West and J. LaPorta discussed the history of why the CP overlay was established in the wake of the Marvelwood School leaving the village. The CP overlay allows for the remaining school buildings to be reused and retain the streetscape of the village. Only two (2) properties in the village are within the CP.

With no further discussion K. Bodwell moved to schedule a public hearing for the 10/13/26 regular meeting. J. LaPorta seconded and the motion carried unanimously.

K. Bodwell moved to add an item #5b to the agenda - Amber Construction on behalf of Old Town Hall, LLC – 12 Bolton Hill Road – Special permit application for a mixed-use building in the Cornwall Plains (CP) Overlay Zone. MBL# H04-02-15. M. Shipp seconded and the motion to add item #5b carried unanimously.

b. Amber Construction on behalf of Old Town Hall, LLC – 12 Bolton Hill Road – Special permit application for a mixed-use building in the Cornwall Plains (CP) Overlay Zone. MBL# H04-02-15.

D. Gronningsater gave an overview of the proposed construction of a mixed-use building on the footprint of the remaining foundation from one of the former school buildings on 12 Bolton Hill. Proposed is a new residence with an attached commercial space. The existing former gymnasium at the back of the property will also be converted into a shared community event space with two (2) apartments on the second floor. The event space has a capacity of 130 people but will be primarily used for smaller events like yoga classes or similar sized events with approximately 30 people. Major events are expected to only occur 2-3x per year. The designation of the gymnasium building's use for a shared community space will be reviewed under this special permit process along with the mixed-use designation for the newly reconstructed building. However, as the two (2) apartments with the mixed-use space constitute a middle housing application they will be reviewed via summary review by the ZEO.

With no further discussion K. Bodwell moved to schedule a public hearing for the 10/13/26 regular meeting. M. Shipp seconded and the motion carried with all voting in the affirmative except for W. Evans who voted in opposition.

6. Land Use Administrator's Report: None.

7. Planning Workshop

A. Timell moved to rearrange the order of item #7 so that c & d switch order with a & b. K. Bodwell seconded and the motion to rearrange the order of item #7 carried unanimously.

a. Review of Subdivision Regulations

Discussion was tabled to a future meeting.

b. Discussion and review of PA 25-1 amendments

S. Musselman gave an overview of the proposed amendments and the need to be in compliance with PA 25-1. Commissioners asked S. Musselman to reach out to Attorney Steve Byrne to review the amendments and to find a time for Commissioner training.

c. Battery storage facilities and data centers

J. Mullen led the Commission through the proposed amendments she drafted for the prohibition of battery storage facilities and data centers at the Commission's direction.

K. Bodwell moved to schedule a public hearing for 10/13/26 on the proposed amendments to prohibit battery storage facilities and data centers in Cornwall. P. West seconded and the motion carried unanimously.

d. Four-Corners zoning district discussion

Discussion was had on the proposed extent of the four-corners zoning district, and it was agreed that the discussion would continue at a future meeting. Staff will meet to go over the file for the Four Corners properties.

8. **Correspondence:** None.

9. **Adjournment** - *Next regular meeting 10/13/26*

K. Bodwell moved to adjourn at 8:33 p.m. J. LaPorta seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Musselman
Land Use Administrator
Town of Cornwall, CT