

PLANNING & ZONING COMMISSION REGULAR ZOOM MEETING MAY 11, 2021

Present: Regular members Keith Bodwell, James LaPorta, Stephen Saccardi, Anna Timell and Phill West, alternate members Bruce Bennett, Will Evans, and Christine Gray and LUA/ZEO Karen Griswold Nelson.

Absent: None.

Others present: ex-officio member Gordon Ridgway. Jonathan Berry, Selectman's Administrative assistant.

Chairman Anna Timell called the meeting to order at 7:05 PM with a quorum established. Alternate member Bruce Bennett was seated for the open regular seat (vacated by Jill Cutler).

PUBLIC HEARING CONTINUED

Zoning regulation brought forth by the Commission entitled "Home Businesses - This Section is intended to delete and replace Section 8.16-8.21, which is currently entitled "Home Uses: (draft proposal (07) updated to March 30, 2021.

The entire proceedings were recorded electronically (Zoom recording) and are available in the Cornwall Land Use office. Chairman Timell opened the public hearing at 7:06M. All regular members were seated for the hearing. Document "Ground Rules for Public Hearings" was displayed on the screen. Chairman Timell gave an overview of the application and continued public hearing. The floor was turned over to LUA Karen Griswold Nelson regarding information to made part of the record.

Griswold Nelson stated that the original legal notice was posted on the Cornwall Website on March 2, amended on March 15th and amended to April 1, 2021 as well as being published in the Waterbury Republican on April 2 and April 8th. It was stated that the April 13th public hearing was continued by action of the Commission and therefore no additional noticing was required.

Note was made of the copies of the draft amendments (time stamped 03/15/2021, 3/25/2021, 04/01/2021) on file in the Land Use office and on file in the Town Clerk's office, in compliance with statutory requirements that the amendments be on file in the Town Clerk's Office 10 days prior to the public hearing. It was further stated that had been some confusion, relating to comments in the Cornwall Chronicle, that the Commission made changes and that a new draft had been prepared. Therefore, it was stated that the final draft, #7 remained the correct draft for discussion at the meeting.

- Correspondence received between April 17 and May 10, 2021 prior to 4PM and posted on the town website on May 10th
 - 04/17/2021 email from Rocco Botto
 - 04/04/2021 email from Ann Trowbridge and directed to Anna Timell
 - 05/04/2021 email from David Colbert and
 - 05/10/2021 email (and abbreviated attachment) from Joanne Wojtusiak
 - 05/10/2021 email (and attachment) from David Sherwood
 - 05/10/2021 email from Brian Savin
 - 05/10/2021 email from Anne Zinsser

It was noted that correspondence from Jaime Longhi received prior to noon that day was forwarded to the Commission and as well as email correspondence between the Land use office and Caroline Nastro regarding requests for documents received requiring research or preparation of correct documents not being put on the website prior to the hearing.

Griswold Nelson addressed the proper procedure for members of the public to have their comments and concerns made part of the record, noting misinformation

The floor was opened to the public for comment. Speakers in order of appearance (with time limits of 3 minutes per speaker as determined and enforced by staff (Griswold Nelson with support from Administrative Assistant BOS Jonathan Berry).

Richard Bramley

Ed Ferman

Attorney David Sherwood

Blaine Matthews

Joanne Wojtusiak

Duncan McClelland

Jaime Longhi

Margaret "Maggie" Cooley

Ian Ridgway

Greg Goldberg

Martine Longhi

Roxanna Robinson

Nancy Berry (with response from Chairman Timell relating to Section 4-H)

David Colbert (with response and clarification from James LaPorta and Timell regarding site plan review and special permits)

Gordon Ridgway

Tobie Cornejo

Judy Herkimer

Maya Gray

Caroline Nastro (with clarification from Chairman Timell regarding information – Model Connecticut Zoning Code introduced into the record by Ms. Nastro)

Ann Trowbridge

Attorney David Sherwood

Gordon Ridgway

Caroline Nastro

Jonathan Berry (with response from Chairman Timell relating to Section 4-H)

Janet Carlson

Jaime Longhi

David Colbert (with response from Karen Nelson and comment from Christine Gray)

Joanne Wojtusiak (with response from James LaPorta and comments from Karen Nelson as Land Use staff)

Gordon Ridgway

Caroline Nastro (with clarification from Jonathan Berry and Chairman Timell)

Jaime Longhi (with remarks and clarification from James LaPorta)

Hearing no other comments:

Motion made by Mr. Bodwell, seconded by Mr. LaPorta to close the public hearing (9:00PM) for **Zoning regulation brought forth by the Commission entitled “Home Businesses – This Section is intended to delete and replace Section 8.16-8.21, which is currently entitled “Home Uses: (draft proposal (07) updated to March 30, 202: unanimously approved.**

PENDING APPLICATIONS:

Zoning regulation brought forth by the Commission entitled “Home Businesses – This Section is intended to delete and replace Section 8.16-8.21, which is currently entitled “Home Uses: (draft proposal (07) updated to March 30, 2021

Action and deliberations deferred at the Chairman’s recommendation by **Motion** Mr. Saccardi, second Mr. Bodwell to defer discussion and action on the application until a to be scheduled special meeting May 25th; unanimously approved.

REGULAR ZONING MEETING:

ZONING APPLICATIONS: Listed at end of agenda

1. **APPROVAL OF MINUTES:** April 13, 2021 regular meeting

Motion Mr. LaPorta, seconded by Mr. Bodwell to approve the minutes of the April 13th meeting as presented; unanimously approved.

2. **NEW APPLICATIONS. None.**
3. **CORRESPONDENCE AND COMMUNICATIONS. None.**
4. **LUA/ZONING OFFICER’S REPORT.**

Griswold Nelson addressed recent issues regarding the appropriate use of private emails, noting a recent email addressing P&Z commission business being sent to over 600 email addresses without being blind copied. Noting that breach of protocol had come for a standing Cornwall Land use commission member, Griswold Nelson addressed the procedures used by the Land Use office.

SP#248 – Carroll Dunham and Laurie Simons owners/George Johannsen Allied Engineering/ Special Permit(s) for a detached accessory as per Section 3.11.3 Special Uses Permitting in the CP Zone and Section 8.10 – “Apartment uses in Residential Zones – 48 Jewel Street/with proposed driveway entrance from Pine Street 1

There was discussion by ZEO/LUA Griswold Nelson regarding changes to a special permit (as referenced) that had caused the actual construction and perhaps appearance of the site to be out of compliance with the site plan approved. Information was to be forwarded to Commission members for discussion at the June regularly scheduled meeting

ZP#115- William Barry & Robert McDonough owners/Robert DeLayo applicant – Pool house (no residential component) – 135 College Street

5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

Phil West requested that an agenda item be added to the June meeting regarding communications. Chairman Timell stating that she would be addressing the consideration of a "Communications" policy and it was being added to the June regular meeting agenda.

6. ADJOURNMENT.

Motion made by Mr. Bodwell, seconded by Mr. West, to adjourn at 9:06PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson