

**ZONING COMMISSION
NOANK FIRE DISTRICT
10 WARD AVENUE
NOANK, CT 06340**

Draft Minutes of the Regular Meeting

Date: Tuesday, April 21, 2020
Location: Zoom Meeting

Consistent with Governor Ned Lamont's directives on the use of remote meeting technology during the coronavirus pandemic, the meeting was held on Zoom and is available at the following link:

https://1drv.ms/v/s!ApV_BVCbHuQwjSEVSNhQcJfPuAog?e=T95HF0

Commission Members present: Rick Smith (Chair), Beth Steele, Arthur Tanner, Dana Oviatt, Blake Powell (Larry Dunn, Lynne Marshall, alternates). Other Attendees: John Casey (Counsel), Christine McGuire, Jennifer Johnson

I. Call to Order: The meeting was called to order at 7:00 PM

II. Public Hearing: None

III. General Comments: Chair Smith recognized Christine McGuire's seven years of service with Zoning Commission.

IV. Applications:

1. Application of Peter Springsteel, agent for Arthur & Holly Geyer, for a certificate of design appropriateness to construct a new single-family dwelling at 40 Elm Street South, Noank.

Application Presentation

Discussion: Beth Steele asked about the dormers (shed dormer and traditional dormer) and how it related to the solids and voids in the facade. Springsteel responded that this was less monolithic and broke up the massing.

Action: Motion (Steele /Powell) was approved (4:0:1) that based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the level of review deemed appropriate for this application is a site plan review under Section 2.26.6.5, and to both waive all specific submittal requirements that are not included in this application because they would not aid the Commission in its determination of the application's compliance with Section 2.26 and to accept the application submitted as complete, and to approve the application of Peter J. Springsteel, Architect LLC, agent for Arthur and Holly Geyer, for certificate of design appropriateness to build a new single-family dwelling with two-bay attached garage at 40 Elm Street South, Noank, because it meets the criteria set forth in Section 2.26 of the zoning ordinances for the Noank Fire District.

2. Application of Sunpower Systems, for a certificate of design appropriateness to install

roof-mounted solar panels at 112 Elm Street, Noank.

Application Presentation

Action: Motion (Steele/Oviatt) was approved (4:0:1) that based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the level of review deemed appropriate for this application is a site plan review under Section 2.26.6.5, and to both waive all specific submittal requirements that are not included in this application because they would not aid the Commission in its determination of the application's compliance with Section 2.26 and to accept the application submitted as complete, and to approve the application of Jeff Schwartz, Sunpower Systems, agent for Mary P. Hotchkiss, to install solar panels at 112 Elm Street, Noank, because it meets the criteria set forth in Section 2.26 of the zoning ordinances for the Noank Fire District.

3. Application of Sunpower Systems, for a certificate of design appropriateness to install roof-mounted solar panels at 68 Main Street, Noank.

Application Presentation

Action: Motion (Steele/Powell) was approved (4:0:1) that based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the level of review deemed appropriate for this application is a site plan review under Section 2.26.6.5, and to both waive all specific submittal requirements that are not included in this application because they would not aid the Commission in its determination of the application's compliance with Section 2.26 and to accept the application submitted as complete, and to approve the application of Sunpower Systems, agent for Dane Liston, to install solar panels at 68 Main Street, Noank, because it meets the criteria set forth in Section 2.26 of the zoning ordinances for the Noank Fire District.

4. Application of David Blacker, for a certificate of design appropriateness to rebuild an existing shed at 45 Main Street, Noank.

Application Presentation (David Blacker at NFD)

Discussion: Nip Tanner noted that application was not as strict as the NZC had discussed going forward with new applications, in terms of process and procedure. Rick Smith noted this was less rigorous in meeting regulations but that this case was like-for-like and a small shed, not a house, and Blacker added that there are two images showing all four sides on the replica already built for another site.

Action: Motion (Steele/Oviatt) was approved (4:0:1) that based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the level of review deemed appropriate for this application is a site plan review under Section 2.26.6.5, and to both waive all specific submittal requirements that are not included in this application because they would not aid the Commission in its determination of the application's compliance with Section 2.26 and to

accept the application submitted as complete, and to approve the application of David Blacker for certificate of design appropriateness to build a replacement shed at 45 Main Street, Noank, because it meets the criteria set forth in Section 2.26 of the zoning ordinances for the Noank Fire District.

- V. **Zoning Enforcement Officers Report: January, February & March 2020**
Without objection, the reports of the ZEO were accepted and approved by the Commission.
- VI. **Review of Minutes: Regular Meeting January 21, 2020**
Without objection, the Commission approved the minutes of the Regular Meeting January 21, 2020.
- VII. **Old Business:**
- A. Discussion with Attorney John Casey regarding Commissioners' questions on Short Term Rental Issues (two alternates included and can participate in discussion: Larry Dunn, Lynne Marshall)
 - B. Discussion of correspondence received from Commissioners since the January Meeting;

Action: Held for further discussion

- C. Consideration of workshops or special meetings to deal with the issue of Short Term Rentals;
- D. Further discussion of STR issues

Discussion of longer special meetings on a Saturday; face-to-face or Zoom (each with advantages); no rush to get this done; important issue that should include the public; Smith prepared a document with ideas for consideration to send for review before drafting a public document. With a list of issues for debate/discussion. Discussion: start with goals and then proceed with more specific aspects to consider; Zoom meeting (3:2) will meet.

Next meeting will be May 2, 2020 via Zoom, 10:00-12:30. Discussion of correspondence / discussion of working draft document / goals and objectives / strategies to meet the goals / Jen and Christine will prepare a combined list beforehand.

VIII. **New Business:**

- Discussion on allowing ZEO to approve applications on Solar Installations
Action: (Tanner/Steele) motion approved (4:0:1) to authorize Bill Mulholland to act on/approve straightforward solar panel applications.
- Application review: Ram Island Yacht Club to overlay the parking area. Application to be presented at the zoning meeting to be held on May 26, 2020.

IX. **Adjournment:** The meeting was adjourned at 9:40 PM.

Respectfully Submitted, Jennifer Johnson, Recording Secretary