

## Annual Report of the Noank Zoning Commission - May 19, 2026

- The Commission met ten (10) times between May 1, 2025 and April 30, 2026. This report covers activities during that 12 month period.
- Bill Mulholland approved 87 permits during the reporting period.
- The Commission approved six (6) Architectural Design Reviews and one (1) Special Exception/Coastal Site Plan Review.
- In December 2022, the Zoning Commission and the Fire District had voted to opt out of certain provisions of Public Act 21-29 regarding accessory dwelling units. The Commission considered ways to enhance the prospects for residential renting in the fire district from 2022 through the summer of 2025. An informal public informational meeting at which the public could interact with the Commission was held in July 2025. After further deliberation, the Commission concluded that there was not a clear pathway to a successful outcome so it terminated further consideration.
- The Commission considered and advised the Executive Committee on the matter of increased fees.
- The Commission notes that coordinating effort will be required during the next two years to comply with the provisions of the General Assembly's November Special Session (HB 8002). Much of this effort will be in cooperation with the Town of Groton and the Southeastern Connecticut Council of Governments. The requirements of the Act will be due on June 30, 2028.
- P.A. 21-29 mandated required training for commissioners and alternate members every two years. All commissioners undertook the training by December 31, 2025. This will be required again by December 31, 2027.

Rick Smith, Chairman  
Noank Zoning Commission