

ZONING COMMISSION
NOANK FIRE DISTRICT
10 WARD AVE NOANK, CT 06340

Minutes of the Regular Meeting

Date: January 20, 2026

A link to the recording of the meeting: [260118_0097.MP3](#)

Call to Order: Acting Chairman Dana Oviatt called the meeting to order at 7:00 PM.

Members Present: Peter Drakos, Acting Chairman Dana Oviatt, Amanda Ober, Stanley White (alternate), and Blake Powell. Others present: William Mullholland, Zoning Enforcement Officer (ZEO), and Ellen Brown, Recording Secretary.

Roll call was read.

Chairman's Remarks: Mr. Oviatt reported that coyotes were observed on Riverview Ave at approximately 5:00 PM.

Public Comment: Paul Bates of Church St made two comments:

- He noted that there is a pending Groton Zoning application to permit short-term rentals on Mouse Island.
- He stated that the resolution regarding the change of fees recorded in the minutes differed from what was presented at the meeting.

New Business: Application of David Blacker at 51 Main St. to place a shed in the backyard.

- Mr. Mullholland noted that a variance regarding lot coverage had been approved by the Zoning Board of Appeals (ZBA).
- Kevin Blacker, agent for the applicant, described the plan for placement of a shed in the rear yard. He described the shed with wood siding, measuring 9 ft x 6 ft x 122 inches. He presented pictures and noted that the shed would be similar in appearance to other outbuildings in the area.
- Commissioner inquiries: Mr. White asked about the color and foundation of the proposed shed. Mr. Blacker responded that the color had not yet been decided and that the foundation would consist of wood blocks.

No public comments were received regarding this application.

- **Motion:** Mr. Oviatt moved, and Mr. Drakos seconded, that the Noank Zoning Commission find the application of David Blacker of 51 Main St. for the placement of a shed to be complete. Based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the Commission determined that the appropriate level of review for this application is a site plan review without a public hearing under Section 2.26.6.4 of the Noank Zoning Regulations. The Commission further moved to waive all specific submittal requirements not included in the application, as they would not aid in determining compliance with Section 2.26.

Approved 5-0.

- **Motion:** Mr. Oviatt moved, and Mr. Powell seconded, to approve the application of David Blacker at 51 Main St. for a Certificate of Design Appropriateness for the placement of a shed, as it meets the criteria set forth in Section 2.26 of the Noank Zoning Regulations.

Approved 5-0

Old Business: None.

Approval of Meeting Minutes:

- Mr. Powell moved to approve the November 2025 minutes as amended; Mr. Drakos seconded. **Approved.**
- December 2025 minutes accepted.

Receipt of ZEO Report: Report received without objection.

Adjournment:

- Motion by Mr. Drakos, seconded by Mr. Powell, to adjourn. **Approved unanimously at 7:15 PM.**

Respectfully submitted,

Ellen Brown, Recording Secretary