ZONING COMMISSION

NOANK FIRE DISTRICT

10 WARD AVE NOANK, CT 06340

Minutes of the Regular Meeting

Date: September 15, 2026

A link to the recording of the meeting: NFD Zoning Mtg 9-15-26 1900PM - 2015PM.mp4

Call to Order: Chairman White called the meeting to order at 7:00 PM.

Members Present: Chair Stan White, Amanda Ober, Mike Hewitt (alternate) and Alan Tracy (alternate).Roll call was read.

Chairman's Remarks: The Chair noted that Hinkcley has bought Noank Shipyard and Spicer's Marine and they have been in conversation with the ZEO. Mr. White has also spoken to them and emphasized the importance of respecting the marine heritage of Noank.

Public Comment: None

New Business: None

Old Business: Review and discussion re proposed documents

- Procedures For Design Reviews Flow Chart** --after discussion, consensus that it is approved
- Public Hearing Format/Procedures**-- Approved with edits for clarity,
- Minimum Requirements for Application**--Discussion regarding the term "like-for-like" versus requirement for Design Review hearing. Additional discussion regarding whether the requirements are too onerous on the applicant. Ms. Ober and Mr. White commented that the requirements are in accordance with the Noank Zoning Regulations, but there is not always compliance. Ms. Ober offered to work on the document to make it applicant friendly. Discussion to be continued

Approval of Meeting Minutes August 2026 minutes accepted without objection

Receipt of ZEO Report: August, 2026port received without objection.

Update on PA-21-

- Ms. Ober stated that we were waiting for an update from Attorney John Casey as to any Zoning Regulation amendments that may be required for Noank to be in compliance with the Act;

- According to Town officials, the Town of Groton is in compliance with the Act to date and in the process revising the Town's zoning regulations (draft presented to the Board*)
- Ms. Ober gave an update on the monthly call of the SECCOG (Southeastern CT Counsel of Governments). OPM is expected to complete its task in December. Discussion regarding the need for NZC to participate in the discussion.
- Mr. Mullholland, ZEO, commented that the Act may have an adverse effect on the Noank commercial districts.
- Discussion and updates to be continued

Adjournment: Motion by Mr. Hewitt seconded by Ms. Ober to adjourn. **Approved unanimously at 8:10 PM.**

** Copy available upon request to nfdzoning@gmail.com

Respectfully submitted,

Ellen Brown, Secretary