

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

Minutes of the Regular Meeting

Date: July 19, 2022

A link to the recording of the meeting is:

https://1drv.ms/u/s!ApV_BVCbHuQwuQJ0NVPGBYd-4qPu?e=M6TBKp

Call to Order, Roll Call: Chairman Rick Smith called the meeting to order at 7:00 PM.
Members Present: Dana Oviatt, Beth Steele (Vice Chairman), Rick Smith, Blake Powell, Peter Drakos. Others: Janet Sutherland, Clerk.

Chairman's remarks: welcoming Peter Drakos as newly elected commissioner and Janet Sutherland as clerk

- A. Public Comment - Issues Not on the Agenda -Paul Bates inquired regarding the previous Noank Executive Committee Meeting and a motion passed regarding opting out of certain requirements of Public Act 21-29. He asked if the Chairman would ask for further information and reconsideration from Executive Committee. Chairman Smith said he had discussions with John Casey but would ask for further clarification.
- B. Public Hearing on Applications for Design Review - None
- C. New Applications for Design Review
 - 1. Receipt of Application of Chris Smith for a Certificate of Design Appropriateness Under Section 2.26 of the Noank Zoning Regulations for the property of Dix & Dottie Poppas at 120 Prospect Hill Road.

The Chairman briefly described the proposal for a free-standing pergola at a side patio. There were no expressions of public interest in the proposal.

Motion (Steele/Drakos): I move that the Noank Zoning Commission find that the application of Chris Smith on behalf of Dix and Dottie Poppas for a Certificate of Design Appropriateness to construct a free-standing pergola at a side patio at 120 Prospect Hill Road, Noank is complete and that based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the appropriate level of review for the application is a Site Plan Review under Section 2.26.6.5; and that all specific submittal requirements that are not included in this application be waived because they would not aid the Commission in its determination of the application's compliance with Section 2.26.

There was no discussion. Implied in the motion was that it would be a site plan review without a public hearing.

Motion carried unanimously, 5:0.

2. Receipt of Application for a Certificate of Design Appropriateness Under Section 2.26 of the Noank Zoning Regulations for the property of Tristan McDonald at 33 Church Street.

The Chairman briefly described the proposal to construct a shed at the rear of the property and a gravel driveway at the front of the property. There were no expressions of public interest on the proposal.

Motion (Steele/Powell): I move that the Noank Zoning Commission find that the application of Tristan McDonald for a Certificate of Design Appropriateness to construct a shed at the rear of the property and a gravel driveway at the front of the property at 33 Church Street, Noank is complete and that based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the appropriate level of review for the application is a Site Plan Review under Section 2.26.6.5; and that all specific submittal requirements that are not included in this application be waived because they would not aid the Commission in its determination of the application's compliance with Section 2.26.

Request for clarification on the inclusion of the driveway in the same permit as the shed, Chairman stated shed was main reason for the need of a design review, as driveway is for a residential property and accommodates less than five vehicles.

Motion carried unanimously, 5:0.

E. New Business

1. Applicant's Presentation, Review and Action on Application of Chris Smith for a Certificate of Design Appropriateness Under Section 2.26 of the Noank Zoning Regulations for the property of Dix and Dottie Poppas at 120 Prospect Hill Road for construction of a free-standing pergola at a side patio.

Mr. Smith presented his proposal for the construction of a free-standing pergola at a side patio. Pergola to be constructed on left side of property, removed from house by one inch on four posts, and six feet from property line. Neighbors expressed no objection.

Motion (Steele/Drakos): I move that the application of Chris Smith on behalf of Dix and Dottie Poppas for a certificate of design appropriateness to construct a free-standing pergola at a side patio at 120 Prospect Hill Road, Noank, be approved because it meets the criteria set forth in Section 2.26 of the Zoning Ordinance for the Noank Fire District.

Motion carried unanimously, 5:0.

2. Applicant's Presentation, Review and Action on Application for a Certificate of Design Appropriateness Under Section 2.26 of the Noank Zoning Regulations for the property of Tristan McDonald at 33 Church Street to construct a shed at the rear of the property and a gravel driveway at the front of the property.

Mr. McDonald presented his proposal for constructing a shed at the rear of the property and a gravel driveway at the front of the property. Shed matches style characteristics of surrounding properties, and will be at rear left corner of property removed six feet from property lines. Shed on steel foundation and set up on cinder blocks. No objection from neighbors. Driveway to be at front left of property with twenty foot turning area.

Motion (Steele/Powell): I move that the application of Tristan McDonald for a certificate of design appropriateness to construct a shed at the rear of the property and a gravel driveway at the front of the property at 33 Church Street, Noank, be approved because it meets the criteria set forth in Section 2.26 of the Zoning Ordinance for the Noank Fire District.

There was no discussion.

Motion carried unanimously, 5:0.

F. Old Business

1. Update on STR issues – Chairman Smith discussed one property that was causing frustration within the community. Response from owner and neighbor clarified use of property by family and has eased concerns. One new property will be notified by ZEO Mulholland.
2. Consideration on Priorities – 200 foot circle around the subject property, Long Term Rental Enhancements, Accessory Structure Sleeping Issue. Dark Night Standards regarding lighting will remain a guidance for future applicants. Long Term Rental Enhancements to be made a priority, and 200 ft circle signage to second. Accessory Structure Sleeping would require a text amendment.
3. Approval of Meeting Minutes (**Drakos abstained**) - The minutes of the Regular Meeting of June 21, 2022 were approved without objection.
4. Approval of ZEO Reports - The ZEO report for June 2022 was approved without objection.

G. Added New Business - None.

Motion to Adjourn carried unanimously at 7:38 (Steele/Powell).

Respectfully submitted,

Janet Sutherland
Clerk, Noank Zoning Commission