

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

Minutes of the Regular Meeting

Date: July 17, 2026

A link to the recording of the meeting: [2026-07-17 Regular Meeting.MP3](#)

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

Members Present: Acting Chair, Dana Oviatt, Peter Drakos, Stan White, Amanda Ober, Blake Powell and William Mulholland, ZEO

Roll call was read.

Chairman's Remarks: Mr. Oviatt commended the out-going Chair, Rick Smith, for shepherding many applications through the Commission. Mr. Oviatt praised Mr. Smith for his dealing with the many contentious issues that had come before the commission, including but not limited to the short-term rentals, cannabis sales, cell tower and compliance with State laws.

Public Comment: None

New Business:

I. Application for Design Review - Application of Steven A. Anderson to replace shed at 22 Front St.

a. Brief Description of Work to be Done -

Deborah Tedford presented the plan stating that at the time of purchase of the property, the shed was in poor repair. The current shed is non-conforming, and the plan for the new shed would bring it into zoning conformity, and it will be smaller than the current shed. It will be a story and a half with the cedar clapboards, similar to the house.

b. Commissioners' Questions

Mr. White questioned the compliance with section 2.26 re: the lack of dimensions, description of windows, siding etc. on the plan

In response to the Commissioners' questions, the applicant said that the shed would be built (not bought) and no outside lighting, and according to the ZEO there was sufficient information on the plan.

c. Solicitation of Public Interest in Application NONE

d. Determination of Application Completeness Complete

e. Determination of Level of Review of Application & Need for Public Hearing. No public hearing.

f. Consideration of Application

Mr. Oviatt moved, and Mr. Drakos seconded, that the Noank Zoning Commission find the application of Steve Anderson for replacement of a shed at 22 Front St 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.

2. Application for Design Review - Application of Regan Construction Group to construct an addition to the back of the house of property of Joe and Diane Barrett at 43 Brook St.

a. Brief Description of Work to be Done - Agent of Regan Construction Group presented the plan for an addition at the back of the house for a master bedroom, bath and laundry room. It will be Hardie Siding to match the house and to keep the character. Only a small section of the addition will be seen from road, and there will be no additional fill to be placed, and the construction will utilize Anderson window 6 over 6.

b. Commissioners' Questions

In response to the Commissioners' questions, the applicant stated that there would be no additional fill, and most likely some fill would be removed, no change of grade, and there would be no flood lights.

c. Solicitation of Public Interest in Application NONE

d. Determination of Application Completeness YES

e. Determination of Level of Review of Application & Need for Public Hearing no public hearing

f. Consideration of Application

Mr. Oviatt moved, and Mr. Powell seconded, that the Noank Zoning Commission find the application of Regan Construction Group for an addition to the back of 43 Brook St 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.

3. Receipt of Application of William R. Sweeney on behalf of the applicant Harings Marine, LLC, 15 Riverview Ave., to modify the Special Exception granted on March 11, 2015, and modified on May 27, 2025, to allow alcohol beverage service subject to a Restaurant Liquor permit to be issued by the Connecticut Department of Consumer Protection. There shall be no public comment or Commission debate at this time.

Following discussion amongst the Commissioner and the ZEO, a public hearing was scheduled for August 18, 2026, at the regular meeting of the Noank Zoning Commission.

4. Elections of Zoning Commission officers:

Chairman: 2-year term Mr. Oviatt nominated Mr. White as Chair and Mr. Powell seconded. Mr. Drakos nominated Ms. Ober as Chair and Mr. Powell seconded.

Ms. Ober and Mr. White both agreed to be Vice-Chair if they were not elected as Chair.

In response to Mr. Powell's question as to why either would want the position:

Mr. White and Ms. Ober each stated their reasons/experiences and ability to fulfill the role. For each of their statements, please refer to the recording attached hereto

Mr. White was elected Chair, and Ms. Ober accepted Vice-chair following the vote of the commission.

Old Business: None

Approval of Meeting Minutes:

With correction in #2 b-bullet that “he was asked by a Commissioner”. May minutes were accepted.

Receipt of ZEO Report: Reports for May 2026 and June 2026 received without objection.

Adjournment:

Motion to adjourn. **Approved unanimously**

Respectfully submitted,

Ellen Brown, Recording Secretary