

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

Minutes of the Regular Meeting

Date: September 16, 2025

A link to the recording of the meeting: [2025-09-16 NZC Regular Meeting.MP3](#)

Call to Order: Rick Smith called the meeting to order at 7:00 PM.

Members Present: Peter Drakos, Chairman Eric Smith, Dana Oviatt, Amanda Ober, and Blake Powell.

Others: Ellen Brown, recording secretary

Roll call was read.

Chairman's Remarks: None

Public Comment:

- Paul Bates referenced a NYT article regarding Haring and the issue of inside versus outside seating.
- Lynda Hewitt stated that Harings was adhering to the rules.

New Business: None

Old Business: Residential Renting Issue

Debate and decision on whether to continue development of a proposed text amendment (regulation for enhancing opportunities for residential rental).

Summary of discussion (for a complete transcript of the Commissioners' discussions, please refer to the link above):

- **Mr. Oviatt:** Referenced the Connecticut State Statute and explained that the Commission opted out to permit the Commission to design Noank's ADU regulation. He further stated that congestion in Noank is due to boatyards, restaurants, etc.
- **Mr. Powell and Ms. Ober:** Both stated that current regulations already provide for ADUs.
- **Mr. Powell, Ms. Ober, and Chairman Smith:** Opined that there has been minimal showing of demand, as evidenced by no one inquiring with the ZEO for a permit nor coming forward at the meetings.
- **Ms. Ober:** Stated that in her view, citing specific data that she acquired there is already a diverse mix of rentals in the Village and that safety (e.g., firetruck access) is an issue.
- **Mr. Drakos:** Saw this as a policy issue rather than a zoning regulation and suggested that the Commission seek guidance from the Executive Committee. He further stated that changes to the

current regulations would not be in line with the Purpose of Zoning (which he read into the record), and therefore any change in the regulation would require a change in that section of the Noank Zoning Regulations.

- **Chairman Smith:** Reported that he had spoken with Commission Attorney John Casey and ZEO William Mulholland and would like to explore permitting ADUs by Special Exception or Special Permit. This approach would provide a vehicle for the Commission to address issues related to different zones, parking, congestion, safety, and demand.
- **All Commissioners:** Agreed to continue the discussion and seek further input from Attorney Casey and Mr. Mulholland on establishing a special exception or permit allowing ADUs in certain circumstances. They will research a Special Exception for ADU.

Approval of Meeting Minutes:

- Mr. Drakos moved and Mr. Oviatt seconded a motion to approve the minutes from July 15, 2025, as verbally amended by Chairman Smith. APPROVED.
- Minutes of the August 19, 2025 meeting were APPROVED without objection.

Receipt of ZEO Report: August 2025 report received without objection.

Adjournment:

- MOTION by Mr. Drakos and seconded by Mr. Powell to adjourn. APPROVED unanimously
7:56pm

Respectfully submitted,

Ellen Brown, Recording Secretary