

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

Minutes of the Regular Meeting

Date: May 26, 2026

A link to the recording of the meeting: [May 26 2026 Reg Meeting.MP3](#)

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

Members Present: Chairman Rick Smith, Amanda Ober, Dana Oviatt, Peter Drakos, Blake Powell, and Ellen Brown, Recording Secretary.

Roll call was read.

Chairman's Remarks:

- The Chairman noted the recent election of Stan White to the NZC and the elections of the alternates
- The request for a part time zoning employee was not funded
- Due to PA 25-21 (housing bill) there will be a need for a text amendment to the zoning regulations. Counsel for the Board is reviewing and will be advising.

Public Comment: None

New Business:

1. Application of Peter Springsteel on behalf of Diane and Bernard Ferguson to construct a 2-bay garage at 81 Pearl St

a. The applicant showed plans for the 2-bay garage and noted that the ZBA had granted the lot variance. In response to questions, the applicant stated that it would have clapboard siding, an asphalt shingle roof, a cupola, and carriage house doors. The applicant also stated that there would be no flood lights. Mrs. Ferguson clarified that the new construction was larger than the prior structure (24 x 24 versus 20x20).

b. Public Comment: Hansina Wright, 11 Chesbro Ave., spoke in favor of the application.

c. Motion: Mr. Oviatt moved and Mr. Drakos seconded that the Noank Zoning Commission find that the application of Peter Springsteel on behalf of Bernard and Diane Ferguson of 81 Pearl St. to construct a 2-bay garage 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 this application is a site plan review without a public hearing under Section 2.26.6.4 of the Noank Zoning Regulations, and that all specific submittal requirements not included in this application be waived because they would not aid the Commission in determining the application's compliance with Section 2.26. APPROVED 5-0

d. Motion: Mr. Oviatt moved, and Mr. Drakos seconded that the application of Peter Springsteel on behalf of Bernard and Diane Ferguson of 81 Pearl St. for a Certificate of Design Appropriateness for construction of a 2-bay garage be approved because it meets the criteria set forth in Section 2.26 of the Noank Zoning Regulations. APPROVED 5-0

2. Application of Dan Tyler to remove and replace a garage gable at the property of Maura Niles, 7 Spicer Ave.

a. The applicant described the existing gable and the proposed replacement, which would match the remaining existing gable and reflect a more traditional design than the current one. He presented photographs of both the current gable and the proposed replacement. No additional living space would be created. The neighbors are aware of the plans and have raised no objection.

b.

- In response to Mr. Oviatt's question about lighting, the applicant stated that there would be no floodlights and only lantern-style lights on the garage. Mr. Smith asked about siding on the new gable, In response to Ms. Ober's question if there was any additional work, the applicant explained that additional work, not listed in the permit, was also planned.
- The proposed work includes re-shingling the entire house with red cedar shingles. After discussion, the Commission determined that, although the material is not clapboard, it is historically appropriate and constitutes a like-for-like replacement.
- The proposed work also includes replacing the front-facing windows with six-over-one double-hung windows. After discussion, the Commission agreed that the new windows would be historically accurate and a like-for-like.

- The Commission agreed that these additional items should be included in the application and motion, but not as conditions of approval. The applicant was also directed to make the ZEO aware of them.

c. Public Comment: There was no public comment on the application.

d. Motion: Mr. Oviatt moved and Mr. Drakos seconded that the Noank Zoning Commission find that the application of Dan Tyler to demo and remove the garage gable and replace with a traditional gable to match existing gable at 7 Spicer Ave. 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 this application is a site plan review without a public hearing under Section 2.26.6.4 of the Noank Zoning Regulations, and that all specific submittal requirements not included in this application be waived because they would not aid the Commission in determining the application's compliance with Section 2.26. APPROVED 5-0

e. Motion Mr. Oviatt moved, and Mr. Drakos seconded that the Dan Tyler for a Certificate of Design Appropriateness demolish and remove the garage gable and replace with a traditional gable to match existing gable and the Applicant is attesting that the entire property will be re-sided and the street facing window will be replaced with " 6 pane over one double hung" windows in addition to the gable that is being reconstructed at 7 Spicer Ave be approved because 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:

- April 21, 2026, minutes accepted.

Receipt of ZEO Report: April ZEO Report received without objection.

Adjournment:

- Motion by Mr. Drakos seconded by Mr. Oviatt to adjourn. **Approved unanimously at 7:58 PM.**

Respectfully submitted,

Ellen Brown, Recording Secretary