

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

Minutes of the Regular Meeting

Date: August 18,2026

A link to the recording of the meeting: [NFD Zoning Mtg 8-18-26 1900.mp4](#)

Call to Order: The Chair called the meeting to order at 7:00 PM.

Members Present: Chair Stanley White, Amanda Ober, Blake Powell, Dana Oviatt, Peter Drakos and Ellen Brown, Recording Secretary.

Roll call was read.

Chairman's Remarks:

Chair White presented the following documents for Commission review. Discussion and review will be on the next agenda. Copies will be provided upon request at: nfdzoning@gmail.com

- Procedures For Design Reviews Flow Chart
- Public Hearing Format/Procedures
- Minimum Requirements for Application

A zoom meeting with FEMA was held on August 11, 2026, at which three preliminary panels of the flood map for Noank were presented. The panels will be on the NFD website. Any comments on the maps should be directed to Stan White or Mike Noel prior to the report back date by 9/06/2026.

Public Comment: None

New Business: None

Old Business:

I. Completion of the application of Stephen A. Anderson to replace shed at 22 Front St:

Mr. Oviatt moved, and Mr. Powell seconded that the application of Steven A. Anderson, for a Certificate of Design Appropriateness for replacement of an existing shed at 22 Front St be approved because it meets th h in Section 2.26 of the Noank Zoning Regulations. APPROVED 5-0

II. Completion of the application of Regan Construction Group to build an addition Brook St.:

Mr. Oviatt moved, and Mr. Powell seconded that the application Regan Construction Group to build an addition at 43 Brook St for a Certificate of Design Appropriateness be approved because it meets the criteria set forth in Section 2.26 of the Noank Zoning Regulations. APPROVED 5-0

Approval of Meeting Minutes: July minutes of the Regular meeting were accepted.

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

Update on PA 25-21 Ms. Ober gave an overview of the Public Act 25-21 that was enacted to deal with the housing issues in the State with the aim of encouraging municipalities to provide additional housing.

Ms. Ober outlined mandatory provisions and timelines of the Act. The Town of Groton is in compliance with the Act to date.

The Act may require zoning regulation amendments dependent on what action the Town of Groton takes. The issue has been referred to Attorney Casey for review.

Regular meetings of the SE CT Counsel of Governments are meeting monthly.

Adjournment: Motion by Mr. Drakos seconded by Mr. Powell to adjourn. **Approved unanimously at 7:30PM.**

Respectfully submitted,

Ellen Brown, Recording Secretary