

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

Minutes of the Regular Meeting

Date: February 18, 2025

A link to the recording of the meeting:

[2025-02-18 NZC Regular Meeting 2.MP3](#)

[2025-02-18 NZC Regular Meeting 1.MP3](#)

\*due to battery (human) error a portion of the meeting was not recorded.

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

- A. Roll Call: Members Present: Dana Oviatt, Beth Steele, Chairman Rick Smith, Peter Drakos, and Kevin Lawrie (alternate seated for Blake Powell) Others: Ellen Brown, Zoning Clerk.
- B. Chairman's Remarks - None
- C. Public Comment - Issues Not on the Agenda – Paul Bates noted Town-wide Commissioner training and if applicable to the Zoning Commission
- D. Public Hearings--None
- E. New Business -

**Architectural Design Review** - Application of John Migyanka for a Certificate of Design Appropriateness under Section 2.26 of the Noank Zoning Regulations to remove and replace siding, window and change of road line per proposed design at 116 Elm St.

1(a) A brief description of the project was given by the representative of the application noting that the original property, prior to being redone a “castle” was clapboard and the current plan would bring the property in line with the neighborhood. Also noted was that the exterior adobe is in disrepair and there would be no change to the current floor plan. Plans and renderings of the plan were presented.

1(b) Commissioner's questions

1(c) Solicitation of public interest in the application: None

1(d) (e) Determination of Completeness and Level of Review

**MOTION (Oviatt/Drakos)** Com'r Oviatt moved and Com'r Drakos seconded that the Noank Zoning Commission find that the application of John Migyanka for a Certificate of Design Appropriateness to remove and replace existing siding, windows and change of roof line pre the proposed design is complete; and that based on the potential impact on the neighborhood architectural harmony and character, property values, historical integrity and /or public health and safety, the appropriate level of review for this application a site plan review without a public hearing under a Section 2.26.6.4 of the Noank Zoning Regulation 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 the motion. **Motion carried unanimously 5:0**

1(f) Consideration of Application

**MOTION(Oviatt/Steele)** Com'r Oviatt moved and Com'r Steele seconded that the application of John Migyanka for a Certificate of Design Appropriateness to remove and replace siding, windows and a change of the roof line at property located at 116 Elm be approved because it meets the criteria set forth in Section 2.26 of the Noank Zoning Regulations

There was no discussion on the motion. **Motion carried unanimously 5:0**

- F. Old Business—None
- G. Approval of Minutes Regular meeting Jan 21, 2025 APPROVED without objection
- H. Receipt of ZEO reports—November 2024, December 2024 and January 2025. Received w/o comment
- I. Adjournment **MOTION (Drakos/Steele) Motion carried unanimously 5:0 at 7:26**

Ellen Brown, Zoning Clerk