

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

Minutes of the Regular Meeting

Date: April 15, 2025

A link to the recording of the meeting:

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

Members Present: Beth Steele, Peter Drakos, Chairman Eric Smith, Dana Oviatt, and Blake Powell. Others: Ellen Brown, recording secretary

Roll call was read.

Chairman's Remarks:

Note that the May meeting will be one week later (May 27th) due to Annual Meeting of the FD conflict

Smith noted that the Groton Plan of Development will be updated Winter of 2026 in accordance with the required 10 year review. Smith relayed/reported re: meeting a) Noank STR regulation update b)NZC would want to be aware of proposals that may impact boating and marinas c) Groton considering expansion of home occupation permitting d)continued parking and congestion concerns.

Smith prepared NZC budget for the Executive Committee which included a recommendation of hiring staff knowledgeable in planning, evaluations, notices etc.

Public Comment: NONE

Letters received and Noted: Patrica Oat re:ADU/Elizabeth Pendrey re: ADU/Lynn Marshall re ADU

New Business Acceptance of application of William R. Sweeney on behalf of Harings, Marine, LLC, 15 Riverview Avenue, to modify the Special Exception granted Mary 11, 2015 to allow food service operation to be relocated to the indoor restaurant during the outdoor restaurant season as necessary due to weather conditions. Public Hearing set for May 6, 2025 at 7pm at the Fire Hall.

Old Business; Continued discussion of opportunities for residential renting(ADU)

Commissioners discussed the pros and cons of amending the current regulations related to ADUs with consideration/concerns (not limited to) parking, zoning goals, infrastructure (water, sewer, fire) compliance with PA 21-29. By consensus, An Informal Public Hearing has been scheduled for May 6, 2025, following the Public Hearing (see above). Chairman Smith will circulate an informational sheet, including “numbers” to the Commissioners for approval/edits for use at the informal public hearing.

Approval of Meeting Regular Meeting Minutes of 2/18/2025. APPROVED without objection

Receipt of ZEO Reports—February and March 2025. Received without objection

Adjournment

MOTION (Drakos /Powell): to adjourn at 8:06pm. Motion carried unanimously.

Respectfully submitted.

Ellen Brown, Recording Secretary