

ZONING COMMISSION

NOANK FIRE DISTRICT

10 Ward Ave, Noank, CT 06340

Minutes of the Regular Meeting

Date: April 21, 2026

A link to the recording of the meeting: [260118\\_0097.MP3](#)

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

**Members Present:** Chairman Rick Smith; Amanda Ober; Stan White (seated for Dana Oviatt); Peter Drakos; Blake Powell; and Ellen Brown, Recording Secretary.

Roll call was conducted.

**Chairman's Remarks:** At the conclusion of New Business, Ms. Ober inquired about the Zoning budget. Chairman Smith acknowledged that he should have addressed the budget during his opening remarks. Historically, the Executive Committee requests the Chairman to propose a budget. This year, the Chairman's proposed budget includes a part-time, on-call position at \$17,000 per year to handle tasks previously managed by the Chairman. In response to Ms. Ober's inquiry, Mr. Smith explained that it will be up to the future Commission to determine how the line item is utilized and the Commission's involvement in the next budget process.

**Public Comment:** Mr. Paul Bates of Church St. requested attention to HB 8002, which was re-assembled quickly after failure to pass last year and includes requirements for Accessory Dwelling Units (ADUs). Chairman Smith noted that Mr. Oviatt has agreed to follow the legislative process regarding this matter.

**New Business:**

- 1. Application for Design Review:** Application by John Butler, 40 Cedar Lane, for a Certificate of Design Appropriateness to replace an existing shed with a new shed.

The applicant presented that the current shed is in need of replacement and proposed a new shed measuring 10 feet by 14 feet. He provided photographs of the proposed shed.

Mr. Butler answered questions from the Commissioners,

- confirming that the new shed would be placed in the same location as the existing shed but would be larger.
- the shed will sit on a gravel pad, with the size increasing from 90 square feet to 140 square feet.
- The only options presented were related to the type of siding.
- There will be no water or electricity connected to the shed.

No public comments were received regarding this application.

- **Motion:** Mr. Powell moved, and Mr. Drakos seconded, that the Noank Zoning Commission finds the application to be complete. Based on potential impacts to neighborhood architectural harmony and character, property values, historical integrity, and public health and safety, the Commission determined that 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. The Commission further moved to waive all specific submittal requirements not included in the application, as they would not aid in determining compliance with Section 2.26.

**Approved 5-0.**

- **Motion:** Mr. Powell moved, and Ms. Ober seconded, to grant a Certificate of Design Appropriateness for the placement of the shed, as it meets the criteria set forth in Section 2.26 of the Noank Zoning Regulations.

**Approved 5-0.**

2. **Proposed Text Amendment:** Request of Noank Oyster Cooperative, 100 Main Street to amend Noank Zoning Regulation 3.1.8 to allow for retail sales at 100 Main St.

After discussion regarding deficiencies in the application and suggestions from the Commission for alternative options, the applicant withdrew the request.

**Old Business:** None.

**Approval of Meeting Minutes:**

- Minutes from January 2026 were approved without objection.

**Receipt of ZEO Report:** Reports for January 2026, February 2026, and March 2026 were received without objection.

**Adjournment:**

- Motion by Mr. Drakos, seconded by Mr. Powell, to adjourn. **Approved unanimously** at 7:35 PM.

Respectfully submitted,

Ellen Brown, Recording Secretary