ZONING COMMISSION

NOANK FIRE DISTRICT

NOANK FIREHOUSE

10 WARD AVE NOANK, CT 06340

August 19, 2025

Minutes of the Regular Meeting

Date: August 19, 2025

A link to the recording of the meeting: 2025-08-19 - Regular Meeting.m4a

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

**Members Present:** Amanda Ober, Peter Drakos, Chairman Rick Smith, Dana Oviatt, and Blake Powell.

Roll call was read.

**Chairman's Remarks**: ZEO William Mulholland met with Town officials regarding coordination of FEMA issues.

**Public Comment**: Paul Bates commented regarding the "revised plans" for the Spicer application noting that it did not have a revised date nor a stamped dated receipt. He further noted that a half a dozen things had changed on the plan that were not included in the scope of work.

**New Business** : **Application for Design Review** - Application of Bradford C. and Deborah A. Kargl, 28 Church St. for a Certificate of Design Appropriateness to install a 10 x10 ft pergola on a newly constructed patio at the rear of the property.

a. Brief Description of Work to be Done – Mr. Bradford Kargl gave a brief description of the work. A patio had been previously approved but at the time of approval the pergola was not on the plan. The only request now is that the pergola be approved. The pergola is a simple open structure and complies with the zoning regulations.
b. Commissioners' Questions. Ms. Ober asked about the lighting and Mr. Kargl responded that there may be some lighting, but no flood lights.
c. Solicitation of Public Interest in Application: None
d. Determination of Application Completeness - Commissioners felt the application package was sufficiently complete.
e. Determination of Level of Review of Application & Need for Public Hearing - The Commission felt a Site Plan Review without a public hearing was appropriate.

**MOTION** Mr. Oviatt moved and Mr. Drakos seconded that the Noank Zoning Commission find that the application of Bradford C. and Deborah A. Kargl, 28 Church St. to install a 10 x10 ft pergola on a newly constructed patio at the rear of the property 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 is 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**

f. Consideration of Application

**MOTION** Mr. Oviatt moved and Mr. Drakos seconded that the application of Bradford C. and Deborah A. Kargl, 28 Church St. for a Certificate of Design Appropriateness to install a 10 x 10 ft pergola on a newly constructed patio at the rear of the property 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**

**Old Business**; Discussion and deliberation on whether to proceed with development of a residential renting regulation and if so, what to include and how to proceed.

Chairman Smith laid out 3 options for the Commission to move forward on amending the zoning regulations regarding ADU: 1. do not proceed with any change of regulations re ADUs; 2. discuss "strawman" working option 3. continue the matter to the September meeting for additional comments and suggestions (not to be an email discussion) .

Commissioner Smith read into the record an email from Mary Ann Little dated August 12, 2025 (available upon request to nfdzoning@gmail.com)

Commissioners discussed the pros and cons of amending the regulations, for detailed discussion please refer to the recording noted at the top of these minutes.
Mr. Powell stated that any ADU should comply with the same regulations as single family residences and he felt there was no further need to amend the regulations.

Mr. Drakos and Ms Ober stated their concern regarding the issue of congestion/parking and the impact ADU approval would have on congestion/parking. Chairman Smith and Mr. Powell agreed that congestion is a legitimate concern. Mr. Oviatt stated that he did not think, based on Stonington applications for ADUs that there would be a significant increase in congestion.

Ms. Ober noted that based on her reading of the record and the response to the informal hearing there is really no community demand to expand regulations to permit ADU especially in

consideration of the pandora's box that may be opened.

Chairman Smith stated that the Commission was obligated to act in the best interest of Noank and the issue is whether enhanced rental opportunities are in the best interest of Noank.

Mr. Oviatt stated that he thought that expanding rental opportunities in Noank is in the best interest of the community as well as apartments being a part of Noank history.

Ms. Ober stated her concern with safety and keeping the streets passable and perhaps removal of the "1965" date may take into account the concerns regarding the different areas in the zoning districts.

Chairman Smith presented to the Commission a "straw man" options paper (available upon request at nfdzoning@gmail.com).

Consensus to continue the ADU discussion to the September meeting for review with the intention of making a firm decision at that time as to whether to proceed with further development.

**Approval of Meeting Minutes** July 2025 minutes TABLED for review of recording.

June 2025 minutes **APPROVED without objection.**

**Receipt of ZEO Reports** - July ZEO Report RECEIVED without objection.

**Adjournment** - Mr Oviatt moved, Mr. Powell 2nd to adjourn at 9:05. **Motion carried unanimously**.

Respectfully submitted.

Ellen Brown, Recording Secretary