

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

Approved Minutes of the Regular Meeting

Date: July 16, 2024

A link to the recording of the meeting:

[https://1drv.ms/u/c/30e41e9b50057f95/
EZV_BVCbHuQggDBgJgAAAAABpD64XUi0GyeYAR6J--Mwtw?e=8XlOvJ](https://1drv.ms/u/c/30e41e9b50057f95/EZV_BVCbHuQggDBgJgAAAAABpD64XUi0GyeYAR6J--Mwtw?e=8XlOvJ)

Call to Order: Chairman Rick Smith called the meeting to order at 7:02 PM.

Members Present: Dana Oviatt, Blake Powell, Beth Steele, Peter Drakos and Rick Smith (Interim Chairman).

- A. Chairman's Remarks - None
- B. Public Comment - Issues Not on the Agenda - Noah Thomas noted that the stairway at the junction of Riverview Avenue and Palmer Court (Snake Hill) down to the public beach was in very poor condition and, potentially, unsafe. The Commission was informed that the staircase is Town of Groton property so Smith said he would have staff notify the Town.
- C. Public Hearing on Applications for Design Review - None
- D. New Business - Applications for Design Review

Application of David R. Provencher, Shore Design, PLLC, for the property of The Tea House, LLC at 25 Palmer Court, Parcel 2, to repair an existing stone bulkhead that runs along the entire shoreline of the parcel.

The application has been forwarded to the Connecticut Department of Energy and Environmental Protection (DEEP) for their review and comment. It was noted that DEEP has already approved the in-water rebuilding of the bulkhead.

The Zoning Commission has authority to comment on the impacts of the activity on land above the Coastal Jurisdiction Line (CJL).

Commissioners discussed whether to have a public hearing. Mr. Drakos questioned whether the Commission ought to have a hearing for the public to comment. ZEO Mulholland explained the process, and that this proposal was really a minimal activity, that is, the rebuilding of an existing structure.

The Commission unanimously decided that a public hearing was not warranted.

E. Approval of Minutes - The May meeting minutes were not available for consideration.

F. ZEO Reports - The ZEO reports for May and June were received with no objection.

Motion to Adjourn (Steele/Drakos) carried unanimously at 7:28 pm.

Respectfully submitted,
Rick Smith
Interim Chairman