

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

Approved Minutes of the Regular Meeting

Date: May 28, 2024

A link to the recording of the meeting:

https://1drv.ms/u/s!ApV_BVCbHuQwwXnDxqwXyDLzQa9X?e=vd6rCQ

[Times shown correspond to recording.]

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

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

A. Chairman's Remarks - None

B. Public Comment - Issues Not on the Agenda - Nip Tanner spoke in honor of the passing of Zell Steever and noted his numerous accomplishments in zoning matters of the Noank Fire District (comments attached). Nip also offered his view that the chairmanship of the commission, perhaps, should become a rotating responsibility so that each member would have a one-year stint as chairman towards the end of their five-year term, maximizing the experience they gained during the first four years.

C. Public Hearing on Applications for Design Review - None

D. New Business - Applications for Design Review

1. Application of Peter J. Springsteel Architect LLC for a Certificate of Design Appropriateness on behalf of Stephan Pullan for a porch addition, one story addition, with interior and exterior alterations and site improvements to an existing single-family residence at 95 Elm Street.

The Commission determined that the application was complete. The chairman asked for expressions of public interest. There were none. The commission determined that the appropriate review was a site plan review without a public hearing.

MOTION (Drakos/Steele) -

I move that the Noank Zoning Commission find that the application of Peter J. Springsteel Architect LLC on behalf of Stephan Pullan for a Certificate of Design Appropriateness for a porch addition, first floor addition, with interior and exterior alterations and site improvements to an existing single-family residence

at 95 Elm Street is complete; and that based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the appropriate level of review for the application is a Site Plan Review without a public hearing under Section 2.26.6.5; 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.

Motion Passed Unanimously

Peter Springsteel described the application and noted that they had received a variance to encroach on the front and sideboard setback areas. He described siding and roofing materials, noted the small one-story addition and the terrace and driveway changes. The chairman corrected the record to reflect that it was a one-story addition and not a first-floor addition.

MOTION (Drakos/Powell) - [20:35, approximately] I move that the application of Peter J. Springsteel Architect LLC on behalf of Stephan Pullan for a certificate of design appropriateness for a porch addition, one story addition, with interior and exterior alterations and site improvements to an existing single-family residence at 95 Elm Street, Noank, be approved because it meets the criteria set forth in Section 2.26 of the Zoning Ordinance for the Noank Fire District.

Motion Passed Unanimously

2. Application of Andrew Woodward on behalf of Mystic River Homes for a Certificate of Design Appropriateness for new roofing and siding with the addition of solar panels at 205 Elm Street.

The Commission determined that the application was complete. The chairman asked for expressions of public interest. There were none. The commission determined that the appropriate review was a referral to the ZEO for consideration and approval on his own authority.

MOTION (Powell/Steele) -

I move that the Noank Zoning Commission find that the application of Andrew Woodward on behalf of Mystic River Homes for a Certificate of Design Appropriateness for new roofing and siding with the addition of solar panels at 205 Elm Street is complete; and that based on Section 2.26.6.4 and the minor anticipated impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the Zoning Enforcement Officer, upon determination that the application satisfies all relevant design criteria, is authorized to issue a Certificate of Design Review Approval under Section 2.26.6.2; 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.

Motion Passed Unanimously

3. Application of Connor Fairbairn for a Certificate of Design Appropriateness to install a pre-fab shed on an existing foundation at 222 Brook Street.

The Commission determined that the application was complete. The chairman asked for expressions of public interest. Noah Thomas asked about the visual appearance of the shed. He was shown a photo and did not express any concerns. The commission determined that the appropriate review was a referral to the ZEO for consideration and approval on his own authority.

MOTION (Oviatt/Drakos) - [32:00, approximately]

I move that the Noank Zoning Commission find that the application of Connor Fairbairn for a Certificate of Design Appropriateness to install a pre-fab shed on an existing foundation at 222 Brook Street Street is complete; and that based on Section 2.26.6.4 and the minor anticipated impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety, the Zoning Enforcement Officer, upon determination that the application satisfies all relevant design criteria, is authorized to issue a Certificate of Design Review Approval under Section 2.26.6.2; 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.

Motion Passed Unanimously

E. Approval of Minutes -

1. The March minutes were approved without objection, with two corrections.
2. The April minutes were approved without objection, with two corrections.

F. ZEO Report - The ZEO report was received with no objection.

Motion to Adjourn (Steele/Drakos) carried unanimously at 7:44 pm.

Respectfully submitted,
Rick Smith
Interim Chairman

Rec'd - 5/28/24

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Noank Zoning Commission

May 28, 2024

I would like to speak in recognition of the important contributions that Zell Steever made to Noank zoning in recent years, despite not being an elected member of the commission or an alternate.

I don't have first hand knowledge of it, but I believe he was one of the vocal advocates for adoption of Architectural Design Review regulations.

I do know that he was instrumental in the amendment to the zoning regulations in early 2013 that limited the size of houses and/or additions that could be built in the village relative to the size of the lots. A key input to the decisions behind this amendment was a spreadsheet listing all the properties in the village with all their pertinent characteristics. This allowed for modeling of various proposals prior to choosing the preferred one - with Zell being very vocal about his support for smaller houses, particularly at the upper end of the size range with a 3,000 sq ft max no matter what the lot size.

He and some neighbors were active in expressing concerns about a new residence on Potter CT and the illegal expansion of Ford's restaurant - active to the point of hiring an attorney in at least one case.

Some of his lasting contributions were in actively recruiting resident to become commissioners and alternates. Dana Oviatt became a candidate after Zell approached him 5 years ago, and 3 of the current alternates became candidates when Zell, in the middle of the battle over STR operators on the Zoning Commission, recruited a full slate to staff all the alternate positions.