

ZONING COMMISSION
NOANK FIRE DISTRICT
10 WARD AVE NOANK, CT 06340 2025-01-21

Minutes of the Regular Meeting

Date: January 21, 2025

A link to the recording of the meeting:

[2025-01-21 NZC Regular Meeting.MP3](#)

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

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

Roll call was read.

Chairman's Remarks: Smith noted that the Groton Plan of Development will be updated Winter of 2026 in accordance with the required 10 year review.

Public Comment: Stan White, 47 Front St noted that all buildings on a property are not required to be shown on a site plan, and he requested that the Commission consider requiring that all building, without consideration of the date constructed be shown on a site plan. Smith suggested that he speak with the ZEO.

Old Business; Accessory Dwelling Units (not open for public comment) Commissioners discussed the pros and cons of amending the current regulations with consideration of parking, zoning goals, infrastructure. The matter was TABLED for further Commission discussion and refinement of proposals.

MOTION TO APPROVE (Steele/Drakos) minutes November 19, 2024, approved without change.

Motion carried unanimously.

MOTION TO APPROVE (Steele/Drakos) minutes November 12, 2024, approved with one change.

Motion carried unanimously.

MOTION TO APPROVE (Drakos/Steele) minutes October 15, 2024, approved with changes.

Motion carried unanimously.

MOTION TO APPROVE (Steele/Oviatt) minutes September 17, 2034 approved with changes.

Motion carried unanimously.

MOTION TO APPROVE (Drakos/Steele) minutes August 20, 2024, approved with changes.

Motion carried unanimously.

MOTION TO APPROVE (Steele/Oviatt) minutes April 16, 2024, as amended

Motion carried unanimously.

MOTION TO APPROVE (Drakos/Steele) minutes March 19, 2024, approved with one change.

Motion carried unanimously.

Receipt of ZEO Reports—November/December 2024 TABLED to next meeting.

Adjournment

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

Respectfully submitted.

Ellen Brown, Recording Secretary