

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

Approved Minutes of the Special Meeting

Date: November 12, 2024

A link to the recording of the meeting: [Times correspond to the meeting recording]

[https://1drv.ms/u/c/30e41e9b50057f95/
EUAeSZjRd1IAolyKkA0zC1UBOs27sSykhH-1WjLfBh6IAw?e=42vcxL](https://1drv.ms/u/c/30e41e9b50057f95/EUAeSZjRd1IAolyKkA0zC1UBOs27sSykhH-1WjLfBh6IAw?e=42vcxL)

Call to Order: Rick Smith called the meeting to order at 7:00 PM as a public hearing.

Members Present: Beth Steele, Peter Drakos and Rick Smith (Chairman). Others present, Janet Sutherland, Commission Clerk.

A. Chairman's Introduction

B. Public Comment - Written comments are attached. Oral comments can be reviewed by clicking the link.

[2:30] Written comment of CT DEEP - Proposed amendments are consistent with CT Coastal Management Act.

Written comment of Groton Planning & Zoning - No Comment

Written comment of Southeastern Connecticut Council of Governments - Proposed amendments not likely to have a negative inter-municipal impact.

One written comment from a member of the public was submitted.

Eight speakers offered comments.

Motion to Close the Hearing (Steele/Drakos) [21:10]

Motion was approved unanimously (3:0).

Motion to Adjourn carried unanimously (3:0).

Respectfully submitted,
Rick Smith
Chairman

ATTACHMENT A

PROPOSED AMENDMENTS TO THE ZONING REGULATIONS FOR THE NOANK FIRE DISTRICT

Deletions are in [Brackets]. New text is underlined.

Section 2.31 SHORT TERM RENTALS

The rental of a dwelling unit for a period of thirty (30) consecutive days or less is prohibited in all zoning districts of the Noank Fire District. The rental of a dwelling unit to more than one family during the same time period is prohibited in all zoning districts of the Noank Fire District.

Section 3 - Village Residential District (RV)

The following are permitted uses within this zone:

Section 3.1.1 One-family detached dwelling occupied by the same family for a period of thirty-one (31) consecutive days or greater.

Section 4 - Moderate Density Residential District (R-12)

The following are permitted uses within this zone:

Section 4.1.1 One-family detached dwelling occupied by the same family for a period of thirty-one (31) consecutive days or greater.

Section 5 - Low Density Residential District (R-20)

The following are permitted uses within this zone:

Section 5.1.1 One-family detached dwelling occupied by the same family for a period of thirty-one (31) consecutive days or greater.

Section 6 - Rural Residential District (R-40)

The following are permitted uses within this zone:

Section 6.1.1 One-family detached dwelling occupied by the same family for a period of thirty-one (31) consecutive days or greater.

Section 7 - Village Commercial-District (VC)

The following are permitted uses within this zone:

Section 7.1.1 One-family detached dwelling occupied by the same family for a period of thirty-one (31) consecutive days or greater.

Section 8 - Waterfront Commercial District (WC)

The following are permitted uses within this zone:

Section 8.1.1 [A one-] One-family detached dwelling occupied by the same family for a period of thirty-one (31) consecutive days or greater.