

Annual Report of the Noank Zoning Commission - May 20, 2025

- The demand for permits has been less than in the recent past. Bill Mulholland approved 93 permits of all types from July 1, 2024 through the end of April, 2025.
- From July 1, 2024 through April 30, 2025, the Commission approved five Architectural Design Reviews, 1 Coastal Site Plan Review, and began working on a proposal to amend a Special Exception. A public hearing on this proposal will be held on May 27th.
- In the summer of 2024, the Connecticut Supreme Court issued a decision on short term renting that required a revision of the Noank Zoning Regulations to comply with the decision. A public hearing was held on November 12th and the amendments and additions were enacted on November 19th.
- In December 2022, the Zoning Commission and the Fire District had voted to opt out of certain provisions of Public Act 21-29 regarding accessory dwelling units. The Commission has since been considering ways to enhance the prospects for residential renting in the fire district. An informal public informational meeting at which the public can interact with the Commission is being considered for the summer of 2025.
- P.A. 21-29 mandated required training for commissioners and alternate members every two years. This will be required by December 31, 2025.

Rick Smith, Chairman
Noank Zoning Commission