Cornwall Weight Club LLC

24 Kent Road South, Unit A, Cornwall Bridge CT

P&Z pre-application - Planning & Zoning Commission, Oct 13 2026

Proposed use

- Small members-only fitness room (strength training) in Unit A.
- Unstaffed; members enter by reservation.
- Maximum 5 people at a time, by reservation (posted "Max occupancy 5").
- Hours: open hours, members only by reservation; no public access.
- Membership: $50–80 per month, month-to-month.
- No showers. Uses the 2 existing shared restrooms in the middle bay.
- Unit C (vacant) and the middle-bay front room are not part of this application.

Parking

- Requirement: 1 space per 100 sq ft of business floor area.
- Unit A approx. 690 sq ft → 7 spaces required.
- Available in front of 24 Kent: ~15 spaces (9 x 18 ft): building row 8 (incl. 1 van-accessible ADA space) + island row 7; see parking plan (page 3).
- Maximum 5 members at a time → at most ~5 cars at once.

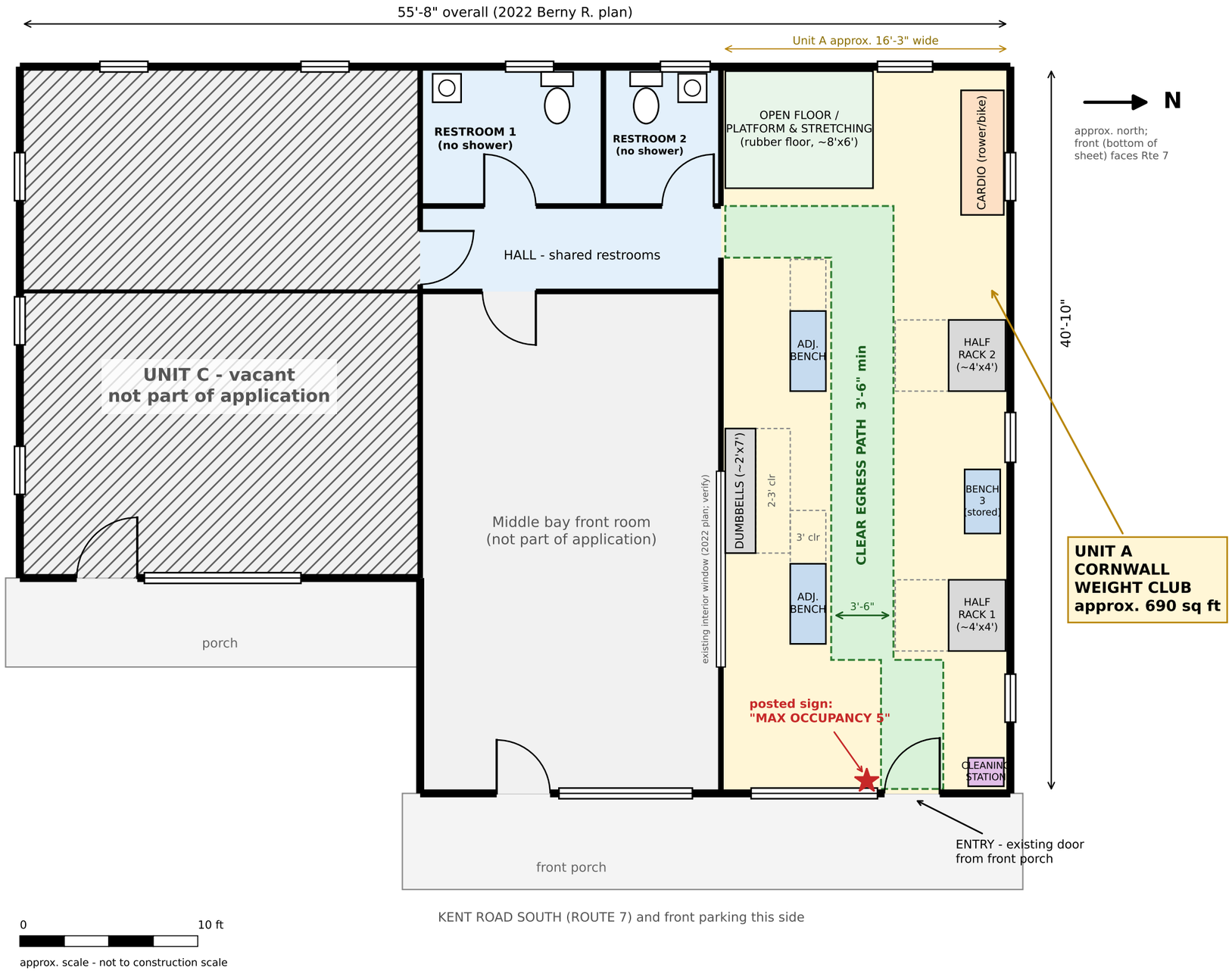
Note: the WMC 2025 survey shows the Rte 7 highway line near the front curb.

Attached

- Page 2 - Rough floor plan, Unit A (conceptual; equipment layout not final)
- Page 3 - Parking plan, front of 24 Kent Road South (2023 CT ECO aerial)

Draft for discussion at pre-application. Dimensions approximate; not a survey or construction drawing.

CONCEPTUAL - EQUIPMENT LAYOUT NOT FINAL



Legend:

- Unit A (application)
- Shared restrooms + hall
- Not part of application
- Clear egress path

Dashed gray boxes = rough 3 ft use clearances. Red star = posted max-occupancy sign.

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24 Kent Road South, Unit A, Cornwall Bridge CT

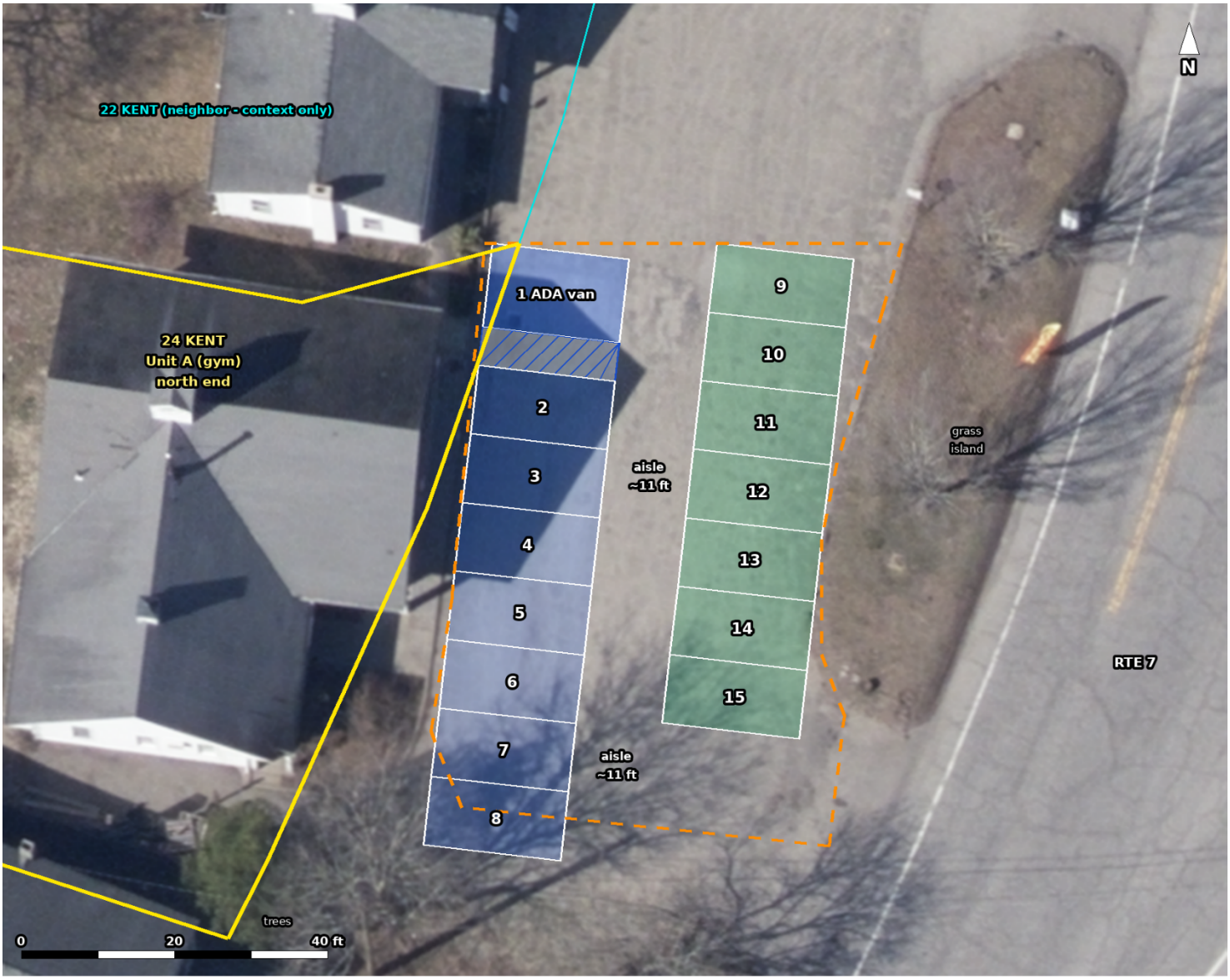
Rough floor plan for P&Z pre-application, Oct 13 2026, not to construction scale

Base: 2022 Berny R. Architects plan (proposed kitchen never built; equipment removed). Dims approx.

Conceptual - equipment layout not final.

Parking plan - front of 24 Kent Road South

Building row 8 (incl. #1 van-accessible ADA) + island row 7 = 15 spaces, 9 x 18 ft; Unit A requires 7



24 Kent Rd S, Cornwall Bridge - parking in front of 24 Kent (DRAFT, approximate)

Building row (nose-in to the building): 8 stalls, #1-8 (#1 = van-accessible ADA with 5-ft access aisle).

Island row (nose-in to the grass island): 7 stalls, #9-15. TOTAL: 15 stalls, 9 x 18 ft.

Rows square to the building front (measured bearing ~N 6.5 deg E). Straight aisle between rows: ~11 ft.

Paved area in front of 24 Kent (orange dashed): ~78 ft long x 48-54 ft deep, ~3,800 sf; stall 8 reaches slightly past its south end.

Yellow = 24 Kent parcel (CT parcel layer); cyan = 22 Kent (context). Note: the WMC 2025 survey shows the Rte 7 highway line near the curb.

Imagery: CT ECO 2023 orthophoto (3-in, spring 2023). Edges read off the aerial, +/- ~2-3 ft. Not a survey.