

Approved \_\_\_\_\_, 2018

**Cornwall Development Review Board (DRB)  
SKETCH PLAN REVIEW MINUTES • March 1, 2018 • 7:00–8:45pm  
Cornwall Town Hall**

**MEMBERS PRESENT:** Barbara Greenwood, Gary Barnette, Joe Severy, Annie Wilson,  
Magna Dodge

**ALTERNATES PRESENT:** Shari Johnson, Cheryl Cesario [recused]

**1. CALL TO ORDER:** 7:00pm. Barbara opened the meeting.

**2. QUORUM:** Established.

**3. AGENDA:** Magna MOVED/Gary SECONDED to approve the Agenda. ***Motion passed***

**4. Beaver Brook Sketch Plan Review**

- Barbara opened the meeting with introductions and explanations of how the meeting would be conducted. She then administered the oath to the applicants and to all who planned to speak. She noted that this would not be the only chance for the public to participate and that speaking at the sketch review had no impact on the appeal process. The DRB was queried as to any ex parte communications with the applicants—none noted.

**• Applicant Presentation**

- Churchill Franklin introduced himself and gave a brief introduction to the project.
- Matt Bonner further explained their goal of establishing a hamlet consisting of small homes not large multi-family dwellings. He explained their view that this was an investment, but they are not developers with the usually accepted connotations.
- Eric Blair walked the attendees through the project as currently planned, explaining their concept of a hamlet as based on the type of town/village development of a hundred or ore years ago, prior to the advent of land planning and zoning. He noted that he is an architect and has been involved in this sort of project in other states, this is his first in vermont. He not a member of the investment group but has been hired by them to oversee the project.
  - The over all land parcel size is 167 acres.
    - 21 acres is Phase 1—the area immediately surrounding the Bingham farmhouse and Greek Revival church. This area is planned for up to 22 small dwellings, and a commons.
    - 23 acres have been set out as Phase 2—no development has been planned yet for this area.
    - 128 acres conserved—this portion is under contract with the Vermont Land trust, to be conserved in perpetuity. The land is expected to be sold to the Cesarios for agriculture use.
  - Eric noted that pages 6–9 of the sketch plan followed the review items required by the *Subdivision Regulation and Town Plan*, and that the group has meticulously followed and adhered to all. He pointed out the page containing names of abutting property owners to be contacted when the actual application is filed.
  - Matt noted that the 123 acres to be conserved represented 75% of the entire parcel. He also noted that a survey of Cornwall residents indicated that 72% were concerned about the lack of affordable housing in the town, and that very little—if any—homes currently fall into that category. The project will aim to remedy that, with homes designed to sell at various price-points including “affordable.”
- Barbara accepted into evidence and marked as Exhibits the application itself (*Exhibit A*) and the presentation/notes (*Exhibit B*). She then offered the DRB members the opportunity to ask questions.

**• DRB Questions/Comments**

- Board members had a number of questions and made note of some items they require to be submitted at the next round. Also noted was the possibility of an escrow account to be set up to cover any Technical fees incurred.

• **Public Comments/Questions**

- A number of the attendees had questions for the project applicants about the planned houses, Act 250 involvement, concerns about traffic, water table, and wildlife impacts.
- Barbara accepted into evidence and marked as Exhibits the written comments from E. Napier (*Exhibit C*), K. Branch (*Exhibit D*), J. Warren (*Exhibit F*), and an *Addison Independent* article (*Exhibit E*).

• **Additional Board Questions**

- The Board indicated that they had additional questions for the applicants, but that they may be too detailed for where the applicants are in their permit process. Questions to be addressed at another time include building density and affordable housing, among others. Barbara noted that a site visit might be in order as well.

**ADJOURNMENT**—Barbara indicated that at this point the Board has sufficient questions, with insufficient submitted materials, to require another sketch plan review before determining the classification of the project or consideration of a hearing. She closed the Sketch Plan Review at 8:45.

Respectfully Submitted,  
Robin Conway, DRB Secretary

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