

Approved February 20, 2013

**CORNWALL PLANNING COMMISSION**  
REGULAR MEETING MINUTES

January 16, 2013  
Cornwall Town Hall

**PRESENT:** Geoff Demong, Jim Duclos, Tracy Himmel Isham, Jean Terwilliger, Annie Wilson, Holly Noordsy

Guests: Larry Katz, Martin Neese, Gregg Harris

Meeting called to order at 7:05pm. Quorum established.

**MINUTES**

**Minutes December 19** – Jim D. MOVED/ Jean SECONDED a motion to approve the minutes as distributed. Motion passed.

**PUBLIC HEARING: Valhalla Acres, Snake Mountain Road**

Request for approval of a Final Plan Application by Triple “E” Farms, LLC and Valhalla Acres, LLC to subdivide a 72.38 acre parcel from land owned by Triple “E” Farms, LLC to be conveyed to Valhalla Acres, LLC to be used as open land. This matter was classified by the Cornwall Planning Commission on November 14, 2012 as a minor subdivision.

The above application was duly warned to the public.

Attorney Gregg Harris is here, representing Valhalla Acres (filling in for Attorney Jon Stebbins). Mr. Harris stated that his client owns land across the street from this parcel, wants to keep the view open, and has no plan for development. He confirmed the acreage is 72.38 acres. Frontage on Snake Mountain Road is about 1,000 feet. His client will re-register the parcel in the current use program after the closing.

*Larry Katz, Martin Neese:* stated together that they are concerned that property remain as it is and not be developed.

*Jim Duclos:* If the new owner wants to subdivide this parcel, it would be necessary to come back to the CPC, make application, and go through the subdivision process. Only one house could be built on this 72.38 acre parcel, unless it were further subdivided.

The board informed Mr. Harris of conservation options for his client available through MALT and VT Land Trust. Mr. Katz and Mr. Neese said that they were satisfied with what they heard tonight and with the process.

Jim D. MOVED / Holly SECONDED a motion to approve the above application for a two (2) lot minor subdivision without conditions. *The motion passed.*

### **OLD BUSINESS**

- ***Status of Town Plan draft*** – Tracy will email everyone regarding the status, as soon as she receives that information. We are still waiting to receive the final edits from Claire of ACRPC.
- ***Update on VT Gas meetings*** – Holly was approached by some neighbors who were wondering if an interim zoning regulation specifying buffers could be put in place to protect wells, public spaces, schools, public buildings? Holly will talk with ACRPC about how to get a copy of the VT Gas filing for Phase One. Holly will also ask the ACRPC: How can citizens be informed? How can citizens participate in the process? How will citizens have a say?

The meeting was adjourned at 9:00 pm.

Respectfully submitted, Sharon Tierra, CPC Secretary