

Approved February 17, 2016

**CORNWALL PLANNING COMMISSION**

Cornwall Town Hall

January 20, 2016

**MEMBERS PRESENT:** Sarah Pelkey, David Anderson, Jamie McKenna, Jim Duclos, Jean Terwilliger, Holly Noordsy

**ALSO PRESENT:** John Roberts, Patricia Ross

The meeting was called to order at 7:05 pm.

Quorum – *established*.

**AGENDA**

Jean T. MOVED/David A. SECONDED a motion to approve the agenda as posted. Motion passed – 5 in favor, 0 opposed. (note: Holly N. not yet present)

**MINUTES** – December 16, 2015 – David A. MOVED/Jim D. SECONDED a motion to approve the minutes as amended with 3 typos corrected. Motion passed. 5 in favor, 0 opposed, 1 abstained.

**NEW BUSINESS**

**Informal Discussion – John Roberts, 2438 South Bingham**

John R. discussed with the board his new application, requesting a two (2) - lot subdivision for his property at 2438 South Bingham, with Lot #1 being approximately 10 acres and lot #2 being 393 acres.

The property is located in the LDR. Lot #2 (the farm) is being sold. John R. and his wife plan to build a home on Lot #1. Soil testing has been done and the engineer is designing a mound system. The plan is for utilities to be underground for the last 150 feet to the new house. Part of the 393 acres (the farm) is in Whiting and part in Shoreham, while most of that parcel is in Cornwall.

The board advised Mr. Roberts that abutters to the entire 403 acres must be notified, as well as the Towns of Whiting and Shoreham, and that the building envelope and wetlands need to be on the survey. He

can provide a report from the engineer to comment on septic and water, if he does not have the permits by the time of the formal hearing. John R. said he would aim to be on the March agenda. The board advised him that the deadline for the March meeting is February 19.

Jim D. MOVED/David A. SECONDED a motion to classify the matter as a two (2) - lot minor subdivision, with Lot #1 of approximately 10 acres, and Lot #2 of approximately 393 acres (including lands in Cornwall, Shoreham, and Whiting). Motion passed – 6 in favor, 0 opposed.

**Information Discussion - Patricia Ross, 1155 Cider Mill Road**

Patricia Ross discussed with the board her application for a two (lot) subdivision of her property at 1155 Cider Mill Road. Lot # being 4 acres (where she plans to build a new house) and Lot #2 being 3.49 acres (that includes her current house). The property is located in the MDR. Minimum lot size for MRD is 2 acres. Ms. Ross said she plans to keep utilities underground to the new house.

The board advised Ms. Ross of requirements for the hearing:

- building envelope and easement language on the survey;
- descriptions for new septic and new water supply from a certified engineer
- Application fee
- Proof of notice of the hearing to the neighbors
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The board also advised Ms. Ross that language about responsibility for the shared easement be added to the deeds for both lots. If Ms. Ross would like to be on the March meeting, the deadline is February 19.

Jean T. MOVED/Sarah P. SECONDED a motion to classify the matter as a two (2)- lot minor subdivision with one lot of approximately 3.5 acres and the second lot of approximately 4 acres, creating an additional interior lot. Motion passed – 6 in favor, 0 opposed.

**OLD BUSINESS**

- **Conservation Fund** – discussion. David A. will get back to the

Select Board.

- **DRB development** – Holly reported on the progress toward the creation and training of a Development Review Board for Cornwall. The target date for implementation is May 1, 2016.
- **Zoning Regulations re-write** – Holly N. reported that the Select Board has responded to the Planning Commission's request for funding to update the zoning regulations by adding \$3,500 as line item in the 2016/17 general fund budget. This will serve as matching funds for a grant. If a grant is not obtained in 2016, this would provide at least some funds to begin work. Sarah P. and Holly N. have been compiling a master plan for the zoning update.
- **Recreation Committee** – update – Annie Wilson, Sue Johnson and Holly Noordsy met to discuss Insurance and liability issues, among other topics. Next steps include talking with the owners of the recreation field, to see what activities they would be willing to have there.

Jim D. MOVED/ Holly N. SECONDED a motion to adjourn the meeting. Motion passed – 6 in favor, 0 opposed.

The meeting was adjourned at 9:10 pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC