

Approved February 18, 2015

**CORNWALL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
January 21, 2015  
Cornwall Town Hall**

**MEMBERS PRESENT:** Tracy Himmel Isham, Sarah Pelkey, Holly Noordsy, Jim Duclos, David Anderson, Jean Terwilliger, Bobbie Carnwath

**ALSO PRESENT:** Mary Martin, Abigail Quesnel, Michael Quesnel, Jamie McKenna, Holmes Jacobs, Megan Brady, Matt Bonner

Meeting called to order at 7:00 pm.

Quorum established

**AGENDA**

Jim MOVED / Dave SECONDED a motion to accept the agenda as written.  
MOTION PASSED.

**MINUTES**

**December 17, 2014** – Dave MOVED / Jim SECONDED a motion to accept the minutes as distributed. MOTION PASSED.

**NEW BUSINESS**

- ***Request by Mary Martin to discuss VT Gas Pipeline*** – Cornwall resident Mary Martin informed the CPC that at the Select Board meeting on January 6, Ben Marks asked CPC member Holly Noordsy not to develop materials for mailing to the citizens. Mary feels this is completely overstepping the bounds of what the Select Board can ask of the CPC. She also objects to the term sheet negotiated between the Select Board and Vermont Gas, which she said is all about money with no reference to the Town Plan. Mary is worried that once the proposed Addison pipeline project connects to New York, it comes under federal jurisdiction (FIRC) and Vermont loses all control. She is also concerned about unanswered questions about the swamp in Cornwall.

Tracy H-I. replied that after Ben Marks made that statement to Holly on January 6, Holly then asked Acting Select Board Chair Ben Wood for direction and Ben Wood asked Holly to go back to the CPC for some “balancing” information on the proposed pipeline, to accompany the information about the term sheet, to inform the citizens. Tracy told Mary Martin that is on the agenda tonight.

Tracy said that the CPC plan to go through Holly’s testimony to the PSB on behalf of the CPC, summarize it, describe why CPC submitted this testimony, and provide that to the citizens.

Mary replied by suggesting that the CPC could take an even more aggressive role, perhaps with assistance from the Town Attorney, Jim Carroll.

Tracy summarized the content of CPC's testimony for Mary, and she thought that would be very informative for citizens. Tracy said that most citizens don't know that the CPC submitted testimony in the PSB process. Mary would like to help the CPC, if needed.

- ***Quesnel Subdivision Application – Informal Discussion***

Michael Paul Quesnel, 148 Samson Road in Cornwall, wishes to subdivide his 12.5 acre lot into 2 lots. Lot 1 – 2.1 acres, Lot 2 10+ acres. Property is located in MDR zone. Mr. Quesnel presented a survey map (from subdivision done over 5 years ago) and discussed set backs and other requirements with the CPC. At the request of the CPC, he will ask Tim Short to add building envelopes and distances to the updated survey.

Tracy MOVED / Jim SECONDED a motion to classify the above application as a two (2) lot minor subdivision. MOTION PASSED.

- ***Bonner Subdivision Application - Formal Hearing***

Matt Bonner, of 1104 West Street, application to subdivide the 40 acre lot at 1683 West Street into 5 lots. This matter was classified by the Cornwall Planning Commission on May 21st, 2014, as a major five (5) lot subdivision. On July 16, a formal hearing was held on the matter. The CPC granted preliminary approval of the application with conditions. Matt Bonner returns tonight to provide evidence that he has met the conditions.

#### Exhibits

1. 1683 West Street Subdivision Application for Final Approval
2. Plat, Dated December 2014, by Kevin LaRose
3. Grading Drainage Plans, December 2014, by Green Mountain Engineering

Matt said that the property is too small and too isolated for the Vermont Land Trust to be interested. Instead he proposes have no-build areas to meet the condition regarding conservation.

The board reviewed Mr. Bonner's application for final approval at in detail with him, and thanked him for his thoughtful improvements to his initial application.

Tracy MOVED / Sarah SECONDED a motion to approve the above application, with the following conditions.

#### Conditions

- Receive the required permits discussed

- Modify the plat with the new date and indicate that the southeast corner of building envelope in Lot 3 has been shaved off to accommodate the wetland delineation.
- Add new deed language for the shared driveways vetted through his attorney

MOTION PASSED – 7 in favor, 0 opposed.

- ***Request by Select Board to provide “balancing language”***  
The CPC will respond to the Select Board request by providing a statement regarding the proposed pipeline, with “balancing language” relevant to the Town Plan. Holly will send out to all CPC members a copy of her testimony in the PSB process, on behalf of the CPC. Members should star key points, and send their comments to Sarah within 2 weeks, who will compile and format. The board will review at next meeting, and then submit to the Select Board.
- ***Review of recommended language provided by ACRPC re renewable energy for inclusion into town documents.***  
ACRPC has provided recommended language to include in Town documents such as the Town Plan, which addresses commercial scale renewable energy projects, for example solar energy.

Bobbie has contacted Cornwall's Energy Coordinator, Gary Barnett, to discuss the possibility of Cornwall having an Energy Committee, like many other towns in Vermont. He expressed interest, and said he planned to attend the CPC meeting. Bobbie volunteered to recruit an Energy Committee and task them with their first job of organizing the Energy Expo.

The meeting was adjourned at 9:45 pm  
Respectfully submitted, Sharon Tierra, Clerk of the CPC