

Approved March 18, 2015

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
February 18, 2015
Cornwall Town Hall

MEMBERS PRESENT: Tracy Himmel-Isham, Jim Duclos, Jean Terwilliger, Sarah Pelkey, David Anderson, Bobbie Carnwath, Holly Noordsy
ALSO PRESENT: Matt Bonner, Michael Quesnel, Abigail Quesnel

The meeting was called to order at 7:10 pm

Quorum - *established*
Agenda – approved

MINUTES - January 21, 2015

Holly MOVED / Sarah SECONDED a motion to approve the minutes as distributed.

MOTION PASSED

NEW BUSINESS

- ***Informal discussion with Matt Bonner*** - Mr. Bonner wishes to subdivide 252 acres on the westerly side of 1683 West Street. Currently 153 acres of wetlands on this property is conserved via the federal Wetlands Resource Program. He would like to conserve 92 acres of farmland via the Vermont Land Trust in conjunction with its sale to a local farmer. Mr. Bonner plans on retaining the remaining 7 acres, including the barn and parking turnaround. The 153 acre WRP existing easement is located in Bridport. The pending VLT easement is located in both Cornwall and Bridport. The 7 acres he plans to retain is located in Cornwall.

Jean MOVED / Holly SECONDED a motion to classify the Bonner subdivision at the westerly side of 1684 West Street, as a two (2) or three (3) – lot major subdivision because of previous subdivisions by the land owner within the past five years. The number of lots of will be confirmed after the CPC consults the Town Attorney. MOTION PASSED.

The CPC stipulated that the survey make note of easements and the existing use parking at the barn, and identify natural features of the land. His application should address all points in Section 320, #11. However, he does not have to hire an expert to identify the natural features.

- ***Informal discussion with Michael Paul Quesnel***, 148 Samson Road – Mr. Quesnel has asked that the CPC review the survey of his planned subdivision at 148 Samson Road, Cornwall. This matter was classified by the Cornwall

Planning Commission on January 21, 2015, as a minor subdivision. The CPC discussed the requirements for minor subdivisions with Mr. Quesnel, and the process of the preliminary and final hearings.

The CPC informed Mr. Quesnel that the survey needs to reflect road standards, show the planned turnaround and driveways. He will need a letter from the Road Commissioner verifying that the road is adequate. He will need a letter from Fire Chief Dennis Rheume verifying that the road is adequate for emergency vehicle access. Ponds, wetlands, and other significant natural features need to be shown on the survey.

After final approval, it is preferable to submit the survey mylar in an 18"x24" size.

- ***Rutland Town solar resolution*** - the board discussed the language in a resolution to increase the input of Vermont municipalities regarding the siting of renewable energy projects in Certificate of Public Good proceeding before the Public Service Board. The Rutland Select Board drafted the resolution and it is being sent to every municipality in Vermont for consideration.

Sarah Pelkey noted that if an affected Town had more say in the PSB 248 process, the Town may be able to strengthen and clarify the meaning of its Town Plan, something that is not readily considered in the 248 process now.

Jim Duclos added that in a related matter, the ACRPC energy committee will meet on February 19 to discuss a change in the draft of proposed guidelines to be recommended to municipalities from the ACRPC to address aesthetic issues in siting solar development. The change proposed on page 4 of this document is to decrease the size of projects that ACRPC will be involved in, to 120 Kw or lower because developers are circumventing the 150 Kw project size by proposing a plethora of sites just below this 150 Kw limit.

- ***Energy Committee update*** – Bobbie Carnwath reported that she attended the recent statewide energy and sustainability conference in Randolph. A couple of citizens have expressed interest in joining the committee, Bobbie would like to see it begin, but more is needed to launch. It was suggested Bobbie ask Fran Putnam to come to speak with the CPC.
- ***CCC subdivision application review procedure*** – The Conservation Committee drafted the application review procedure and provided it to Sarah for review by the CPC – done tonight.

OLD BUSINESS

- ***Continuation of discussion of review of Town goals & assignments*** – tabled until the next meeting.
- ***Discussion of succession of leadership positions on CPC*** – Tonight is Tracy's last meeting. At the meeting in March, the board will reorganize. Tracy

recommends co-chairs. Jim commented that the VLCT says it is common practice for the ZA to also be on the Planning Commission.

- **Pipeline update** – Vermont Gas has petitioned the Public Service Board to withdraw its application for Phase II of the Addison – Rutland pipeline project, because IP has withdrawn support when the cost became too high.

Jim MOVED/ Tracy SECONDED a motion to adjourn the meeting. MOTION PASSED.

The meeting was adjourned at 9:40 pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC