

Approved March 19, 2014

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
February 19, 2014
Cornwall Town Hall

PRESENT: Tracy Himmel Isham, Holly Noordsy, Jim Duclos, Annie Wilson, Sarah Pelkey, Jean Terwilliger

GUEST: Peter Laframboise

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

MINUTES

Minutes of January 15 - Jim MOVED/ Annie SECONDED a motion to approve the minutes as distributed. Motion passed.

PUBLIC HEARING

Request by Maurice and Barbara Laframboise, 346 Morse Road, to subdivide a 15-acre lot from their 233 acre farm. This matter was classified on January 15, 2014 as a two (2) lot minor subdivision. This public hearing on the matter has been duly warned and all abutters notified. Peter Laframboise, son of Maurice and Barbara, is here to present the application.

The board reviewed the survey plat and noted that all requirements are met and that road frontage and depth well exceed requirements. Tracy MOVED / Jim SECONDED a motion to approve the Laframboise application as a two (2) lot minor subdivision. Motion passed.

Tracy will email Peter with information about requirements for submitting the mylar to the Town Clerk to be signed by the board.

OLD BUSINESS

- **ACRPC Meetings** - Jim and Holly updated the board about proceedings from the ACRPC meeting on February 12. Delegate from New Haven with at least the appearance of a conflict of interest, has recused himself, and another delegate and alternate have come on to replace him. The next Energy Committee has been scheduled on March 3 at 5 pm, in conflict with many town meetings. At the February 12 meeting ACRPC members heard from Monkton representatives that Vermont Gas has notified a group of landowners that they intend to initiate eminent domain proceedings if they do not accept the current purchase offer by a certain (short) deadline. Next general ACRPC meeting is scheduled for March

12. Tracy thanked Jim and Holly for their service to the Town as representatives to the ACRPC.
- **Review of Vermont Gas filing** - Holly and Sarah will continue with their work in reviewing the filing for inconsistencies.

NEW BUSINESS

Energy Code and Certificate of Occupancy - Jim reported that he recently attended a conference in Burlington and learned how municipalities can help inform builders about the energy code. Act 89, which went into effect July 1, 2013, states that zoning administrators may not issue a certification of occupancy unless a certificate regarding the residential building energy standard has been signed and filed with the Town Clerk.

OTHER BUSINESS

Annie Wilson, who has served on the CPC since June 2007, is not running for re-election. Board members thanked Annie for her many years of service. Annie's contributions to the work of the CPC, and her knowledge during board discussions as a descendant of one of Cornwall's first families, will be greatly missed. CPC members plan a social gathering at a date in the near future to honor and toast Annie.

The meeting was adjourned at 8:20pm.

Respectfully submitted, Sharon Tierra, CPC Secretary