

Approved May 18, 2016

CORNWALL PLANNING COMMISSION (CPC)

Regular Meeting
Cornwall Town Hall
MARCH 16, 2016

MEMBERS PRESENT: Holly Noordsy, Jean Terwilliger, Jamie McKenna, David Anderson, Bobbie Carnwath

ALSO PRESENT: John Roberts, Lisa Roberts, Bruce Byers, Barbara Greenwood

FIRST MEETING ORGANIZATION

- Call to Order - The meeting was called to order at 7:10 pm by Town Clerk Sue Johnson.
- Quorum - established
- Elect Chair – Jean T. MOVED /Bobbie C SECONDED a motion to nominate Holly Noordsy and David Anderson as Co-Chairs. Motion passed – 3 in favor, 0 opposed, 2 abstained (Holly N. and David A).
- Regular Meeting Schedule – Bobbie C. MOVED /David A. SECONDED a motion that meetings of the Cornwall Planning Commission will be held on the third Wednesday of the month at 7:00 pm at the Cornwall Town Hall. Motion passed – 5 in favor, 0 opposed.
- Appoint Clerk – Holly N. MOVED /David A. SECONDED a motion to appoint Sharon Tierra as Clerk of the CPC. Motion passed – 5 in favor, 0 opposed.
- Adopt Roberts Rules – Holly N. MOVED /David A. SECONDED a motion to adopt Roberts Rules for meetings. – Motion passed – 5 in favor, 0 opposed.
- Designate newspaper of record – Holly N. MOVED / Jamie M. SECONDED a motion to designate the Addison County Independent as newspaper of record. Motion passed – 5 in favor, 0 opposed.

AGENDA – Holly N. MOVED, Jean T. SECONDED a motion to approve the agenda as distributed. Motion passed – 5 in favor, 0 opposed.

MINUTES– February 17, 2016 – David A. MOVED/ Jean T. SECONDED a motion to approve the minutes as distributed. Motion passed – 5 in favor, 0 opposed.

NEW BUSINESS

Formal Hearing: John and Lisa Roberts application for a two (2) - lot subdivision of property located at 2438 South Bingham, with Lot #1 being approximately 10 acres and lot #2 being 393 acres. Application classified by the CPC as a two (2) lot minor subdivision on January 20, 2016. Application fee has

been paid. Hearing has been duly noticed. John and Lisa Roberts are present to present evidence and to discuss their application with the CPC.

Note: An audio recording is being made of the hearing.

David Anderson, Justice of the Peace, administered the oath. Everyone present affirmed.

- Exhibit A – Statement of purpose of the application
- Exhibit B – Application
- Exhibit C – List of abutting landowners who were noticed
- Exhibit D - Letter from Grover Engineering PC
- Exhibit E – General Map showing the 2 lots
- Exhibit F – Copy of Topographical Map made by wetlands consultant
- Exhibit G – Copy of wetlands delineation
- Exhibit H – Aerial photograph of property
- Exhibit I – Map of Zoning Districts of Cornwall
- Exhibit J – Notice of Public Hearing
- Exhibit K – Survey Map
- Exhibit L – Partial map of mound system
- Exhibit M – Map showing existing buildings on Lot 2, with back-up septic
- Exhibit N – Site Plan Map

The Applicants confirmed that they have not subdivided land in Cornwall within the last 5 years. John Roberts stated that that the Road Commissioner Stu Johnson has verbally approved the driveway, and Stu will submit a letter to the CPC to verify. Driveway construction has begun. A solar array on the roof of the new house is planned. Utilities will be provided on 2 poles above ground and then underground for the last 150 feet to the house.

After discussion with the Roberts, the CPC determined that sufficient evidence has been submitted for the board to make a decision.

David A. MOVED / Jean T. SECONDED a motion to close the hearing. Motion passed – 5 in favor, 0 opposed.

The board held a short deliberative session to discuss the application. Written decision will be provided to the application within 45 days.

OLD BUSINESS

- Development Review Board update - a second meeting with potential applicants was held today. There are 7 people interested. Select Board plans to appoint 5 members and 2 alternates on their next regular meeting on April 5. Target date is May 1, 2016 for the DRB to start operations. April meeting of the CPC could be a training session for the new DRB.

- Community Values Project – Mary Dodge wants to start a steering committee. Bobbie Carnwath would like to be on that steering committee. Jamie M. also is interested. Holly N. will tell Mary D. that 1-2 CPC members will join the steering committee, with Bobbie C. as the lead, and Jamie M. as back up. Dave A. spoke with Mary D. to let her know that the entire CPC want to be involved in grants processes.
- Vermont League of Cities and Towns municipal workshop - will be held Wednesday, June 15, at Lake Morey for municipal planning commission members.
- Town Plan Goals – the board discussed progress so far on the implementation of Town Plan goals, and identified areas for further work.

Jean T MOVED / Holly N. SECONDED a motion to adjourn the meeting. Motion passed – 5 in favor, 0 opposed.

The meeting was adjourned at 9:06 pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC