

Approved April 15, 2015

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

**MEMBERS PRESENT:** Jim Duclos, Jean Terwilliger, Bobbie Carnwath, Sarah Pelkey, David Anderson, Jamie McKenna

**ALSO PRESENT:** Bob Stone, Michael Quesnel, Abigail Quesnel, Sue Johnson

The meeting was called to order at 7:07 pm

Quorum - established

**BOARD ORGANIZATION**

- *Election of Board Co-Chairs:* Jim MOVED/ David SECONDED a motion to elect Holly Noordsy and Sarah Pelkey as Co-Chairs for the CPC. MOTION PASSED.
- *Election of Clerk* – David MOVED /Sarah SECONDED a motion to appoint Sharon Tierra as Clerk of the CPC. MOTION PASSED.
- *Meeting schedule* – regular monthly meetings set for the third Wednesday at 7 pm at the Town Hall.
- *Legal notices* will be published in the Addison Independent
- The board will conduct meetings according to *Roberts Rules*.
- *Agendas* – Co-chairs will send agenda items to the CPC Clerk, 7 days before the next meeting. The CPC Clerk will compose and distribute the agenda to CPC members and to the Town Clerk for broad distribution in compliance with current Open Meetings laws.

Agenda was approved with the following changes:

- Hearing on the Quesnel matter is an informal preliminary discussion. Formal hearing is planned for April meeting.
- Election of board chair moved to beginning of meeting.

**MINUTES** - February 18, 2015

Jim MOVED / Bobbie SECONDED a motion to approve the minutes with the following change to the last sentence of the discussion with Mr. Quesnel: "After final approval, it is preferable to submit the survey mylar in an 18"x24" size." MOTION PASSED.

**NEW BUSINESS**

***Informal discussion with Michael Paul Quesnel***, 148 Samson Road.

- Bob Stone, Mr. Quesnel's neighbor, is here tonight to voice his approval of the proposed Quesnel subdivision.

- David Anderson said that a letter from Fire Chief Dennis Rheume regarding the Quesnel matter has been received.
- Mr. Quesnel presented the updated survey by Tim Short, dated March 17, 2015.
- Snow conditions have prevented Road Commissioner Stu Johnson from inspecting the road on the property. Mike plans to bring a letter from Stu next month at the public hearing. Jim Duclos said that if weather does not permit Stu to inspect before the April 15 public hearing, the CPC could wait for the letter, as it has 45 days to make the decision.
- Jim stated that Mr. Quesnel has provided everything else the CPC has asked him to provide.
- Due to a misunderstanding Mr. Quesnel notified the neighbors by certified mail of tonight's meeting. Because next month is the formal hearing, he will need to notify again. Sarah P. will check to see if Mike needs to notify the neighbors by certified mail again or not.
- Bob Stone inquired about the meaning of "well isolation areas." Jean informed him that no part of a septic system is allowed in a well isolation area and no wells are allowed in a septic isolation area.

## OLD BUSINESS

- **Energy Committee** – Bobbie Carnwath suggested that the Energy Committee be a subcommittee of the CPC, because energy planning is now and will be critical in the future. She suggested that the Energy Committee have a standing report on the agenda of regular CPC meetings. Jim Duclos said he would like to be on this committee (Jim serves on the ARPC Energy Committee also). Bobbie said that Mary Martin is interested, and she continues to recruit others.

Jim and Bobbie will attend the VCAN presentation tomorrow at ACRPC, designed to assist municipal energy committees.

Bobbie added that Jeremy Grip, chair of ACRPC Energy Committee, said that if each town in Vermont set aside 40 acres for solar, that is all Vermont would need to meet its' electricity needs.

- **Natural Resource Inventory** - CCC has been in touch with David A. and Sarah P. about its' natural resources inventory analysis. David will attend a meeting organized by the CCC this month and then the CCC will hold the public meeting for Cornwall in April.
- **Bonner subdivision application update** – Tracy Himmel Isham consulted Town Attorney Jim Carroll. The issue was whether a Town line is a dividing line, and thus a natural subdivision, which would divide the 92-acre parcel into 2 parcels, with a narrow strip in Bridport. Jim Carroll said that either way, the section that is subdivided in Cornwall is 2 lots, so for our purposes here in Cornwall the application is classified as a "**2-lot**

**major subdivision".** Matt Bonner will need to discuss with Bridport how they want to proceed.

**OTHER BUSINESS**

***Open Meeting Law Review***

Sue Johnson met briefly with the CPC to go over the logistics of Vermont's new Open Meeting laws.

The meeting was adjourned at 8:50 pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC