

Approved May 17, 2017

**CORNWALL PLANNING COMMISSION (CPC)**

April 10, 2017  
Regular Meeting  
Cornwall Town Hall

**MEMBERS PRESENT:** Holly Noordsy, Jean Terwilliger, Jamie McKenna, Jim Duclos, Bobbi Carnwath

**ALSO PRESENT:** Jens Hilke, Sarah Pelkey, David Raphael, Mary Dodge

The meeting was called to order at 6:04 pm.  
Quorum – established.

**AGENDA**

Jim D. MOVED / Jean T. SECONDED a motion to approve the agenda as posted. Motion passed – 5 in favor, 0 opposed.

**MINUTES**

- **Special Meeting February 22, 2017** – tabled for lack of quorum.
- **March 15, 2017** – Bobbi MOVED Jim SECONDED a motion to approve the minutes as posted. Motion passed – 4 in favor, 0 opposed, 1 abstained (Holly).

**ORGANIZATION**

- CPC Leadership – Jamie has agreed to serve as co-chair. Holly MOVED/ Jean T SECONDED a motion to change Jamie’s role from vice-chair to co-chair. Motion passed – 4 in favor, 0 opposed, 1 abstained (Jamie). The Board agreed that all members will continue to share the work load equitably.
- Upcoming Schedule – a quorum is expected for the May meeting. For upcoming meetings, members should send information about their attendance to Holly or Jamie.

**ANNOUNCEMENTS**

- Addison County Regional Planning Commission – Cornwall representative position currently open.
- Public Service Board – Hodges’ solar application was denied as incomplete. Appeal underway.
- Holly reminded the Board everyone of the importance of using a separate email for Town business.

**OLD BUSINESS**

- **Community Values Mapping Presentation** - Jens Hilke, Vermont Fish and Wildlife Department  
Jens Hilke reviewed the Community Values Mapping process, the

community event held October 12, 2016, and the school event held the week before. The school event included all the children, who identified Family and Home as their highest values. If locations other than home were important to them, they went there with their family. The school outcomes were mapped separately from the community event outcomes and the school has received their own report from Jens H.

Jens H. said that the turnout of 63 people at the community event was excellent for a town the size of Cornwall and indicates that the results are a representative sample. At the beginning of the session, people were asked an open-ended question: "What do you love about living in Cornwall?" Small groups were given maps of Cornwall and asked to identify places that are important to them and why. Each small group came up with their own categories of what they value about Cornwall, with many categories in common between the groups.

Value categories:

- Recreation – walking, biking, jogging, kayaking. Recreation enjoyed in the swamp, forested areas, and also along road corridors.
- Farms and Working Landscapes – farms and orchards
- Community Spaces – very few in Cornwall
- Hunting and Fishing – especially in the forested area in the Town
- Scenic – includes the view from certain spots in Town (such as from the road looking at the mountains) and the view into (such as into the swamp)
- Wildlife – birds, wild animals, wildlife habitats
- Historic – mostly of historic buildings
- Energy potential - only wind was discussed, to Jens' knowledge.

Using the data of values identified at the community event, Jens H. has created maps to show the density of values in Cornwall. Overlaps of values may show consensus of importance and might also indicate a conflict between values. Jens H. said it is very important to put the human face on these values. It is not enough just to say, for example, that hunting and fishing are important in Cornwall. It is important for planners to go and talk to the people for whom hunting and fishing in Cornwall is a high value. These people are the interested parties.

Jens H. discussed with the Board potential uses for community values mapping data for planning in Cornwall. It could be used to create overlays on district maps, to develop site selection criteria, or to create a tiered system of areas in town. He cautioned the Board not to start with the data. Rather first define the problem and think about what tools could be used to address the problem. This data is one tool.

Jens H. said that the Vermont Natural Resources Council has funds to work with Cornwall on its Town Plan. He also noted that there is

exponentially more bio-diversity in the Champlain Valley than anywhere else in Vermont, and it is at risk if development is not managed in ways that maintain bio-diversity.

## **NEW BUSINESS**

- **First meeting with LandWorks**

The Board met with David Raphael and Sarah Pelkey from LandWorks to discuss the process of developing a Consolidated Zoning and Subdivision Bylaw Update in accordance with the provisions of the Municipal Planning Grant. David R. asked the Board to identify some challenges and major issue to address. Members suggested:

- No language in the current regulations about short term rentals, air B&Bs, food trucks,
- 100 foot setbacks,
- how to preserve open space while allowing people to have the highest and best use of their land,
- rethinking lot size and density in certain areas,
- farmworker housing,
- vague definitions,
- lack of affordable housing,
- importance of mixed neighborhoods,
- long term vision,
- lack of community spaces,
- explore value added agriculture,
- adaptive re-use,
- lack of available land in the village,
- energy,
- community identity,
- avoiding major problems that have happened in other towns.

Next steps:

- Landworks will come to the next meeting with a timeline for work tasks and a draft presentation for the first public meeting.
- 2<sup>nd</sup> week of June proposed for a public meeting to inform/involve Town citizens.
- CPC will get the 2011 survey to LandWorks.
- Primary Board contacts for communication with LandWorks will be Holly N. and Jamie M.
- The Conservation Commission, Development Review Board, and the Zoning Administrator will also have large input in the process. Holly will reach out to both groups to give heads up.
- The process is to be as open, inclusive and interactive as possible.

- **Covered Bridge** – no update tonight.
- **Status of energy planning grant** – no information yet.

Jim D. MOVED / Bobbi SECONDED a motion to adjourn the meeting. Motion passed – 5 in favor, 0 opposed.

The meeting was adjourned at 9:30 pm.

Submitted by Sharon Tierra, Secretary of the CPC