

Approved May 20, 2015

**CORNWALL PLANNING COMMISSION**  
REGULAR MEETING MINUTES  
April 15, 2015  
Cornwall Town Hall

**MEMBERS PRESENT:** Holly Noordsy, Jean Terwilliger, Jamie McKenna, Sarah Pelkey, Jim Duclos, David Anderson

**ALSO PRESENT:** Stu Johnson, Seth Kittredge, David Black, Henry Black, Marc Cesario, Michael Quesnel, Abigail Quesnel, Bill Biedermann, Jea Morgan, Matt Bonner

Meeting called to order at 7:03 pm.

Agenda - approved

**MINUTES** – March 18, 2015

Jim D. MOVED / Sarah P. SECONDED a motion to approve the minutes as distributed. MOTION PASSED - 5 in favor, 1 abstained.

**NEW BUSINESS**

***Preliminary Hearing: Matt Bonner, 1684 West Street (westerly side)***

Application was classified as a two (2) – lot major subdivision on February 18, 2015. Hearing requirements have been met and application fee received.

Exhibit A – Subdivision Application

Exhibit B – Survey by Ken R. Larose dated February 23, 2015

Exhibit C – Covenants for a Deed

Matt Bonner presented his preliminary application and discussed it in detail with the board.

Jean T. MOVED / Sarah P. SECONDED a motion to approve the Bonner two (2) lot major subdivision as indicated on the survey conditional upon receipt of:

- addition of the the parking area to the survey;
- proof that Bridport has been notified of the above Cornwall application;
- documentation of the decision in Bridport regarding the section of this property located in Bridport and
- addition to the survey of language on future public right of way along the easement benefiting the Natural Resource Conservation Service.

MOTION PASSED - 6 in favor, 0 opposed.

Jim D. MOVED / Dave A. SECONDED a motion to close the hearing.

MOTION PASSED - 6 in favor, 0 opposed. The hearing was closed.

**Formal Hearing: Michael Paul Quesnel, 148 Samson Road, Cornwall**

Application was classified as a two (2) lot minor subdivision on January 21, 2015.

Hearing requirements have been met and application fee has been received.

Exhibit A – Subdivision Application

Exhibit B – Survey by Timothy Short dated March 17, 2015

Jim D. MOVED / David A. SECONDED a motion to approve said application as a two (2) lot minor subdivision with the following conditions:

- Receipt of letter from the Road Commissioner;
- Receipt of copy of language in the deeds regarding shared responsibility for maintenance of the private road and
- If and when the private road is further developed, the owner will contact the State permit specialist and comply with requirements for development of the road in accordance with current State Standards.

MOTION PASSED - 6 in favor, 0 opposed.

**Informal Discussion: Dirt Capital Partners LLC**

Dirt Capital LLC wishes to subdivide property of 330 acres located at 2170 route 125 into 2 lots. Lot 1 of 47.2 acres and Lot #2 of 282.8 acres.

Owner also owns land across the road of 109.1 acres.

Exhibit A – Sketch Plan

Seth Kittredge of Kittredge Land Surveying, is here on behalf of the applicant, Dirt Capital LLC. The applicant wants to subdivide approx. 47 acres from remaining lands of the applicant lying northerly of Route 125. Said 47 acres is also identified as a portion of the applicant's land, which was excluded from a Grant of Development Rights, Conservation Restrictions an Option to Purchase conveyed to the Vermont Land Trust.

CPC requested that wastewater system, and water line be added to the survey. Also any and all utility easements need to be shown on the survey. If the location of these easements is not available to the applicant, a statement of explanation from the applicant's lawyer will be required.

The sketch plan shows that the proposed subdivision meets requirements for frontage, lot size, and depths. Mr. Kittredge stated that the applicant has not sub-divided property in Cornwall within the past 5 years.

Sarah P. MOVED/ Dave A. SECONDED a motion to classify the application as a two (2) - lot minor subdivision. MOTION PASSED - 6 in favor, 0 opposed.

The board Informed Mr. Kittredge of the procedures for applicants.

David Black stated that he wanted the CPC process to move along as quickly as possible, because he and the applicant had set up deadlines. He stated that if this timeline were not met, it would be problematic.

## **OLD BUSINESS**

- **Addison County Regional Planning Commission (ACRPC)** – recent discussions at ACRPC meetings have included how that body might participate in the Public Service Board’s remand of Vermont Gas Phase 1 pipeline project.
- **Updates on Town Plan Goals:**
  - Jamie M. will work on Goal 6, (preserve the working landscape).
  - Jim D. will review zoning regulations again.
  - Solar energy planning language from ACRPC has been finalized and sent to the Towns – this should be added to CPC agenda in May.
- **Energy Committee** – Select Board is authorization to create such a committee. The Select Board has asked the group that has met to provide information about the purpose and scope of the committee.
- **Conservation commission update** – a public forum will be held on April 29 on the Natural Resources Inventory.

## **OTHER BUSINESS**

- **Current Road Standards** - Stu Johnson suggested that a copy of the State of Vermont AOT Road Standards (2007 revision), be available as an appendage to the Town Plan. 2007 revision. New roads need to be built to these Standards. Only professional engineers are qualified to determine if a road was built to the Standards.
- **Compensation for the Zoning Administrator** - discussion. The board asked the zoning administrator to make a list of all the work he has been doing in addition to issuing permits and provide this information at the next meeting.

Jean T. MOVED / Dave A. SECONDED a motion to adjourn the meeting.  
MOTION PASSED – 6 in favor, 0 opposed.

The meeting was adjourned at 9:45pm

Respectfully submitted, Sharon Tierra, Clerk of the CPC