

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
April 18, 2012
Cornwall Town Hall

PRESENT: Geoff Demong, Jim Duclos, Tracy Himmel Isham, Annie Wilson, Jean Terwilliger, Holly Noordsy

GUEST: Sarah Pelkey; Claire Tebbs, Regional Planner, ACRPC

Meeting called to order at 7:02pm. Quorum established.

MINUTES

Minutes March 21 – Geoff MOVED/ Jim D SECONDED a motion to approve the minutes as distributed. Motion carried on voice vote.

TOWN PLAN UPDATE – continued

Claire Tebbs and the board discussed the Town Plan update schedule, reviewed updated sections looked at options for organizing/presenting the information, and discussed accomplishments and goals. Other issues, such as zoning were discussed. Although there is no expiration date for Zoning Regulations, they may need to be amended, to correspond with changes made in the Town Plan or because the need for clarification or change has been identified through practical use since they were adopted.

Schedule

1. April 18 – April 30 – CPC homework. Members are asked to read through the current draft of their assigned section and to send Claire an email with feedback bulleted, so it is easy to read. Each member should look at the goals pertinent to their section and draft new goals if needed.
2. Week of April 23 – land use section will be available for review by board
3. May 9 – working meeting to complete a substantial draft of all sections of the Town Plan
4. May 15 – submit the draft to the State. May 15 marks the end of the grant period, but Claire will continue to work with the CPC until the final draft is done.
5. Meet with the Selectboard for informal discussion of the final draft (Date TBA)
6. CPC public hearing (Date TBA)
7. Selectboard public hearing and approval (Date TBA)

Claire suggested that:

- educational information in the Town Plan reflect the experience of Cornwall.

- Land Use Areas be seen as conceptual planning areas and described by their defining characteristics, not location.
- Panhandle zoning be considered to increase density along Route 30 in the village area

OTHER BUSINESS

- **Questions about swimming pools** - As Zoning Administrator, Jim has recently received questions from two citizens about swimming pools, both above and in-ground types. Do they require a building permit? The zoning regulations do not specifically mention swimming pools. A swimming pool would not be considered a structure unless it had a roof, according to the regulations. Jim will ask Mike Brinkman, previous ZA, if he had any experience with swimming pools.
- **ACSU study committee** –The Selectboard has asked the CPC to send a representative to this ad hoc committee. Organizational meeting is May 6, 3-5pm. Tracy will represent the CPC. Tracy said that all citizens are invited and that the more people who can be there to express diverse opinions about the future of education in Cornwall, the better.

The meeting was adjourned at 9:17 pm

Respectfully submitted, Sharon Tierra, CPC Secretary