

Approved August 21, 2013

**CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
May 15, 2013
Cornwall Town Hall**

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

GUESTS: Tracy Longchamp, Peter Longchamp

Meeting called to order at 7:10pm. Quorum established.

MINUTES

Minutes April 17 – Jim D. MOVED/ Annie SECONDED a motion to approve the minutes as distributed. Motion passed.

NEW BUSINESS

- ***Informal Discussion*** with the Longchamps of 2100 Route 74, Cornwall, for a minor two (2)-lot subdivision. Part of the front lot is in the West Cornwall Village, and part is in the LDR. The subdivision would have to meet the more restrictive requirements of both zones. The new house to be built in the front lot would be completely in the West Cornwall Village zone. The board explained the setback requirements for both lots. Plans call for a shared driveway, and separate wells and septic systems. Utilities are underground. The Longchamps would like to come to the next meeting, with their application and survey of the whole property showing the planned subdivision. The board suggested that they ask the Road Commissioner any questions they may have about a driveway vs a private road.
- ***CPC Vacant Position***
Following Geoff Demong's resignation from the CPC on April 18, a replacement needs to be appointed to fill his three year term, most of which remains. Members will approach Cornwall citizens who have demonstrated interest.
- ***Review of new Town Plan implementation goals and timeline for updating Subdivision Regulations and Zoning Regulations.*** - Jim Carroll has offered to come in, meet with CPC and zoning review board members, to review the current subdivision and zoning regulations. The CPC will ask for volunteers to assist with the process. Timeline – one year to complete. At the June meeting, the board will focus on the definitions and zones section.
- ***VLCT spring planning and zoning forum***, May 22. Jim Duclos plans to attend.

OLD BUSINESS

- ***Results of Informal Discussion with Peter LaFramboise*** about potential PUD off Parkhill Road with interior lots. The subdivision meets the criteria for acreage and depth for 2-3 lots. A PUD is not required. Tracy H – I will contact Peter L. She will recommend that he talk with the Road Commissioner and Fire Chief about plans for the road. His application will need to provide details about the plan for water supply, sewage, stormwater, road, access for fire department, impact on natural resources, and building envelopes.
- ***Report from Jim Duclos on VT Gasline Project meetings*** Bruce Hiland has been meeting with Don Gilbert. The last 3 multi-town route planning meetings were canceled. Jim believes they have found the route: Option #5, which involves only a few landowners in Cornwall..
- ***Conservation Commission's Award results:*** Vermont Community Foundation's Small and Inspiring grant was approved for \$2,000. This grant is to support the project "Partners in Planning: An Inventory of Cornwall's Natural Resources" The Town voted to contribute \$1,000, so now the CCC has \$3,000 for the inventory.

The meeting was adjourned at 9:19 pm.

Respectfully submitted, Sharon Tierra, CPC Secretary