

Approved June 18, 2014

**CORNWALL PLANNING COMMISSION**  
REGULAR MEETING MINUTES  
May 21, 2014  
Cornwall Town Hall

**PRESENT:** Holly Noordsy, Jim Duclos, Sarah Pelkey, Jean Terwilliger,

**GUESTS:** Mary Dodge, Dwight Dunning, Matt Bonner, Mark Lapin

**1. MEETING CALLED TO ORDER** at 7:00 pm by Jean Terwilliger. Quorum established.

**2. MINUTES**

**April 16, 2014** – Jim MOVED / Sarah SECONDED a motion to approve the minutes as distributed. *Motion passed*

**3. NEW BUSINESS**

• **Informal Meeting:**

**i. Dwight Dunning**—Proposal for subdivision of a 29 acre parcel on Bordeaux Rd; parcel has three existing buildings, of which one is a residence; both resulting lots will have compliant road frontage; Lot A to be four acres, Lot B the remainder. Short discussion with several procedural questions for the CPC from Dunning. Jim MOVED, Holly SECONDED, that the division be classified as a Minor Subdivision. *Motion passed*, noting that a building envelope will be expected with the application. The application needs to be filed by the Friday after the CPC meets in order to be on the following month's agenda

**ii. Matt Bonner**—Proposal for forty-acre parcel on the east side of West Street to be subdivided into five-acre lots, all with compliant road frontage although plan is for three access drives to serve the five lots. CPC wishes to walk the parcel, Conservation Committee as well CPC clarified that this is an informal classification meeting, which will be followed by one or more formal public hearings. Holly MOVED, Sarah SECONDED, to classify this project as a Major Subdivision. *Motion passed* with stipulation that Road Commissioner approves, CPC and Conservation Commission have no serious issues after they walk the parcel, building envelope is supplied. Septic and wells need to be followed up on, some information from previous owner's plan to divide may still be applicable.

It was noted that there is a discrepancy between the two forms available online (an example application and a real application) and it is unclear which should be followed. Sarah will check with Sue.

• **Conservation Commission**—Mary and Mark had walked the the proposed Swinhart subdivision and felt a good job had been done from the CCC stand point. A proposed procedure was discussed for protocols to help the CCC and CPC to work smoothly together, and ensure each group is notified of pending field visits by the other, joint visits being deemed to be most beneficial. Questions remained regarding consultants' fees and escrow funds.

The list of points covered will be used to create a form for use in deliberations by both groups

The CPC advised that they would appreciate any information or other input from the CCC which would make them aware of any sensitive/important land areas in zoning, land use, and Town Plan sections that will make the process more useful to all.

CCC has met with Amy Sheldon regarding water, flood hazard, and wetland mitigation plans, Also noted that the Addison County River Watch Collaborative is available for water quality presentations. CPC will discuss with Tracy, a presentation may be desirable in the fall.

#### **4. OLD BUSINESS**

- ***Addison County Regional Planning Commission*** – A review of the ACRPC pipeline support vote, noting that there is a move to have the vote rescinded. The motion includes a request that the ACRPC executive board take no action regarding the vote prior to the next full meeting.

The meeting was adjourned at 9:35 pm.

Respectfully submitted,  
Robin Conway, Substitute Minute-Taker