

Approved July 16, 2014

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
June 18, 2014
Cornwall Town Hall

PRESENT: Tracy Himmel Isham, Holly Noordsy, Jim Duclos, Sarah Pelkey, Jean Terwilliger, Bobbie Carnwath

GUESTS: Jeffrey Swinhart, Linda Swinhart, Joanie Donahue

Meeting called to order at 7:03 pm. Quorum established.

MINUTES

May 21, 2014 –Jean MOVED / Jim SECONDED a motion to approve the revised version of minutes as distributed. Motion passed.

PUBLIC HEARINGS

Jeffrey L. and Linda S. Swinhart, Tulley Road

To hear a request by Jeffrey L. and Linda S. Swinhart of 736 Tulley Road, Cornwall, Vermont to subdivide their 79.2-acre lot abutting Tulley Road into two (2) lots:

- Lot #1: 10.2 acres, which includes original home
- Lot #2: approximately 69 acres

This public hearing on the matter has been duly warned, all abutters notified, and filing fee paid. Jeffrey and Linda Swinhart are here to present the application and revised survey of 5/19/14 by Jason Barnard.

This matter was classified by the Cornwall Planning Commission on April 16, 2014 as a minor subdivision, with the following stipulations:

- meet requirement for a minimum of 300 feet frontage for each lot (including frontage of 62 feet at end of Tully Road);
- show the building envelope for lot 2;
- satisfy the emergency requirements of the Fire Chief and
- satisfy the requirements of the Road Commissioner.

Frontage requirement has been met. Building envelope for Lot 2 is shown on the revised survey of 5/19/14. The Road Commissioner has signed a right of way road access permit. Survey plat mentions a discussion with the Fire Chief. The board informed the Swinharts that once they receive something in writing from the Fire Chief, all above contingencies will be met.

The Swinharts said that Marc Lapin from the Cornwall Conservation Commission

came out to see the proposed subdivision and had no concerns.

Jim MOVED/ Holly SECONDED a motion to approve the application as a two (2) lot minor subdivision, contingent upon receiving written approval from the Fire Chief. Motion passed.

The original mylar needs to be filed with the Town within 180 days. CPC will sign once the approval letter from the Fire Chief is received.

James E. Payne, West Street

To hear a request by James E. Payne, of 3102 West Street, Cornwall, Vermont to subdivide a 30 +/- acre lot owned by Stephen R. Payne, Susan J. Bruce, David R. Payne, Bruce F. Payne and James E. Payne, lying westerly of West Street, into 2 lots: Lot #1: 14.71 +/- acres; Lot #2: 15.15 +/- acres. This matter was classified by the Cornwall Planning Commission on March 19, 2014 as a two (2) lot minor subdivision. This public hearing on the matter has been duly warned, all abutters notified, and filing fee paid. Attorney Joanie Donahue is here to present the application.

The boundary line adjustment has been approved by ZA Jim Duclos. All requirements have been met, except for a revised mylar of the survey dated 2010 with language required by 2011 approval. Joanie stated that she will ensure that is done.

Tracy MOVED/ Jim SECONDED a motion to approve the application as a two (2) lot minor subdivision. Motion passed.

OLD BUSINESS

- ***River Watch – Beaver Brook***

Mary Dodge has asked about giving a presentation. After brief discussion, the CPC agreed to suggest to Mary that the fall would be a good time.

- ***Vermont Gas application for CPG, PSB Docket 8180*** – The board discussed the heavy workload as a result of the Town of Cornwall's role as intervener in PSB Docket 8180. In addition to the work being done by the Town's attorney Ben Marks, volunteers have already spent countless hours in reading testimony, preparing discovery questions, and preparing testimony as well as attending meetings and most of this work has fallen on the shoulders of two volunteers. The board agreed that what the CPC is being asked to do should be distributed among more of its members. Tracy will call Ben Marks to ask about what is needed for the deadline this Friday. Holly will forward the testimony of Adam Lougee (that Ben Marks has asked her to look at) to the board.

- ***Proposed Lavalley Park*** - CPC would like to discuss and comment on the proposed Lavalley Park in light of the Town Plan and survey.

- ***Subdivision Application*** – Sarah P. found that the subdivision application and the example of a filled out subdivision application that are both posted on the Town website do not match. She will follow up with Sue J. to make sure that both versions match.
- ***Relationship with the CCC*** – discussed next steps for creating procedures and a form to facilitate working together.

The meeting was adjourned at 8:45 pm

Respectfully submitted, Sharon Tierra, Clerk of the CPC