

Approved August 16, 2017

CORNWALL PLANNING COMMISSION (CPC)

Regular Meeting, July 19, 2017

Cornwall Town Office

MEMBERS PRESENT: Holly Noordsy, Jamie McKenna, Jim Duclos, Jean Terwilliger, Conor Stinson, Bobbi Carnwath

ALSO PRESENT: Ben Marks, Andrea Landsberg, Dennis Rheaume

The meeting was called to order at 7:02 pm
Quorum - established

AGENDA

Jim D. MOVED / Jean T. SECONDED a motion to approve the agenda as distributed. Motion passed – 6 in favor, 0 opposed.

MINUTES – June 21, 2017

Holly N. MOVED / Jim D. SECONDED a motion to approve the minutes with the following amendments:

- Change “flood resiliency” to “flood resilience” in Lougee presentation
- Add Ingrid Jackson to names of those interested on park.

Motion passed – 5 in favor, 0 opposed, 1 abstained (Conor S.)

ANNOUNCEMENTS

- Open house July 20 at Meeting Place Pastures in Cornwall.
- Meeting with the Cornwall Conservation Commission scheduled for the August meeting.
- Meeting with the Development Review Board is scheduled for the September meeting.
- Jamie will coordinate the agenda for the August meeting. Holly will be away most of August but plans to be at the meeting.

OLD BUSINESS

- **Fire Department Radio Tower** – Cornwall Fire Chief Dennis Rheaume and Fire Department member Ben Marks are here to ask the CPC for their support for an application they plan to submit to the Public Service Board (PSB) for a 70-foot lattice tower supporting a 20-foot radio antenna at the North Bingham Fire Station. The purpose is to improve communication during emergencies, thereby increasing fire safety in Cornwall. Because the Highway Department uses the same system, it would also improve communications in that department as well.

The proposed new tower would replace the 40-foot pole with antenna currently in use at this Fire Station. Ben M. presented maps showing the current gaps in coverage for radio communication compared with expected coverage with the new system. Over time, trees have grown up that interfere with the radio signal.

Fire Chief Rheaume explained the plan for a new location for the tower, behind the fire station where it will be more hidden from view than the pole now in use. Notices regarding the plan to submit the application to the PSB have been sent to everyone who would be able to see the tower from their property. The tower will not need lights installed at the top – not high enough to require them by law. The Fire Department plans to submit the application by September 1 and to break ground before the ground freezes.

Conor S. read the section of the Town Plan regarding fire safety, as evidence for the basis of support by the CPC. Jim D. added that if a citizen were an amateur radio operator, they could build this height of tower as a by-right use. There are more restrictions on our Fire Department than on private citizens on this type of structure.

The Board discussed finding balance between the Town Plan language in support of public safety and the Town Plan language that is very concerned about the impact of telecommunication towers on our scenic resources and neighborhoods. The Town Plan lists specific criteria and concerns regarding any towers.

Ben M. will send the coverage comparison maps in PDF to Holly N. who will distribute to the Board. If the CPC wants to see an example of this type of tower, New Haven Fire Department has one at their Fire Station. Jim D. will contact the Vermont League of Cities and Towns for information they may have. Conor S. is willing to draft the letter of support. Decision on the support request from the Fire Department will be on the agenda at the CPC August meeting.

- **Potential New PC Members** - Andrea Landsberg introduced herself and provided some information about her background. The Board explained the work of the CPC, and process filling vacancies on the Board. Andrea is interested in serving on the CPC. The matter will be on the agenda for the August meeting.
- **Discussion of Proposed Amendments to the West St Properties' Subdivision Permit** – Jim D. said the Development Review Board (DRB) will be considering in August or September a request from Matt Bonner to amend the plat and the permit for his subdivision on West Street. Town Attorney confirmed that the DRB has the responsibility to hear this matter. Jim D. and Jean T. plan to be at the meeting.

- **Discuss Solar Ordinance** – Action on the solar ordinance by the CPC is due in October. The Board discussed action options and language changes offered by Bobbi C. Ultimately the solar ordinance will become part of the energy plan.
- **Zoning Discussion** – The Board discussed some issues in preparation for the next meeting with LandWorks. Jean T. suggested reading the Zoning By-laws in Dorset and Leicester. Holly N. reminded everyone to do the homework suggested by Landworks.
- **Discussion on Fees** – tabled until a future meeting.
- **Update Proposed Park** - Holly N. and Jamie M. met with Sue Johnson and Sarah Pelkey. Outreach will be done to those who wanted to volunteer for planning.
- **Update School District Vote** and School Transfer Deed – District decided not to consolidate the 6th grade with the Middle School. Holly attended the July Select Board meeting and made a presentation about current and future uses for the school and grounds.
- **Update Covered Bridge** – Cornwall Select Board is in the process of contacting Salisbury Select Board to encourage next steps.
- **Update Douglas Pond Grant** – application was not approved.
- **Update Trails Committee** – Status of the Trails Committee is not yet set. It may become a sub-committee of another group, like Recreation Committee or the Conservation Commission. Interested people are brainstorming at this point.
- **Update Energy Issues** – Gary Barnett is meeting with Weybridge tomorrow. Weybridge received an energy grant to develop an Energy Plan as a pilot town.

NEW BUSINESS: none

Jim D. MOVED / Holly N. SECONDED a motion to adjourn the meeting. Motion passed – 5 in favor, 0 opposed.

The meeting was adjourned at 9:30 pm. M

Submitted by Sharon Tierra, Secretary for the CPC