

CORNWALL PLANNING COMMISSION

REGULAR MEETING MINUTES

July 21, 2010

Cornwall Town Hall

(approved August 18, 2010)

Present: Jim Bolton, Jean Terwilliger, Holly Noordsy, Mike Brinkman, Tracy Himmel
Isham

Also Present: Jim Duclos, Jeremiah Parker, Willem Jewett

The minutes of this meeting, once adopted, constitute the final order of the Planning Commission.

The meeting was called to order at 7:08 pm. Quorum established.

MINUTES

It was moved/seconded to approve the minutes of June 16, 2010, as distributed. The motion carried on voice vote.

NEW BUSINESS

Informal Hearing for Classification and Discussion: J.B.P. Properties L.L.C .,
Robbins Road

Jeremiah Parker presented an application from J.B.P. Properties for a two (2) lot subdivision of 56.9 acres on Robbins Road. Jeremiah P. explained that he has given up his previous plan for a PUD on this property, due to recent changes in real estate market conditions. The property includes an area of meadow along Route 30 that is conserved. The deed has a covenant restricting building in that area. Jeremiah consulted with Audubon Society, the Vermont Land Trust, and other environmental and conservation organizations in the area to identify resources on the property and he would encourage any potential owners to work with one or more such groups to conserve parts of the properties. From the former PUD plan, suitable building sites have been identified.

It was moved/seconded to classify the application as minor two (2) lot subdivision. The motion carried on voice vote. Jeremiah P. has received the procedures guide that details the regulatory process for subdivisions. Jim Bolton explained to the applicant that, in order to be on the agenda for the next meeting on August 18, the required documents need to be submitted by July 23.

Informal Hearing for Classification and Discussion: A. Walker Bingham, III, Clark Road

Willem Jewett, Attorney at Law, is here to present the application of A. Walker Bingham, III for a two (2) lot subdivision on Clark Road, south of VT Route 74. In 2008, the Cornwall Planning Commission approved for this same applicant a minor three (3) lot subdivision and a boundary line adjustment. The board discussed with Willem J. the

specific subdivision regulations upon which applications are classified and the requirements of applicants, and the hearing process. In particular, the board pointed out Article 3, Section 310, that describes the 5-year window within which subsequent applications of any number of lots by the same applicant are classified major subdivisions.

It was moved/seconded to classify the application as a major two (2)-lot subdivision, based on the subdivision approved in 2008 for a minor three (3) lot subdivision and boundary line adjustment by the same applicant of a single parcel. The motion carried on voice vote.

Willem J. has received, on behalf of the applicant, the procedures guide that details the regulatory process for subdivisions. The board went over the list of requirements for a major subdivision with Willem J. and advised him to talk with Marc Lapin, chair of Cornwall Conservation Commission, for assistance in identifying significant resources on the property. Jim Bolton explained that, in order to be on the agenda for the first meeting in September, the required documents need to be submitted by August 20.

OLD BUSINESS

Town Plan Update Process

Jim Bolton reported that the Selectboard has agreed with the Planning Commission's plan to readopt the Town Plan as is. US Census data will be available in March of 2011. The Plan does not need to be re-adopted for a period of time, but the assumption is that the CPC get to work as soon as possible so that a subsequent update will be done within a year. The Selectboard has suggested that if funds for the 2011 update are needed, Town Meeting in March would be a good time to request them, and if so, the Selectboard will need the amount to be requested by January of 2011. In terms of conducting a survey, when voters come in to vote in November, would be a good time. Jim B. said he will talk with Claire of the ACRPC about drafting some survey questions. Jim B. will warn the hearing for the Town Plan re-adoption for the next meeting on August 18.

Update to fee structure for subdivision applications, boundary line adjustments, and building permits

After a short discussion, it was decided to postpone decisions on this matter to the next meeting.

OTHER BUSINESS

Jim Duclos informed the board of the application of Hopkins to install solar panels. The CPC is in agreement with his assessment that a building permit is required.

The meeting was adjourned at 8:59 pm

Respectfully submitted, Sharon Tierra, CPC Secretary

