

Approved September 20, 2017

CORNWALL PLANNING COMMISSION (CPC)
Regular Meeting, Cornwall Town Hall
August 16, 2017

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

ALSO PRESENT: Sarah Pelkey, Rene Langis, Marc Lapin, Bethany Barry Meakart, Mary Dodge

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

AGENDA

Jean T. MOVED / Jamie M. SECONDED a motion to approve the agenda with one modification – change the word “June” to “July” in minutes to be approved. Motion passed – 6 in favor, 0 opposed.

MINUTES – July 19, 2017

Jean T. MOVED /Jamie M. SECONDED a motion to approve the minutes as most recently distributed. Motion passed – 6 in favor, 0 opposed.

ANNOUNCEMENTS

- Conservation workshop coming up (noticed on Front Porch Forum) – contact Holly N. for more details
- September CPC meeting – a quorum is anticipated
- Holly N. advised the Board that the CPC may need to meet twice a month for a period of time to work on zoning regulations - will discuss at next meeting.

OLD BUSINESS

- **Fire Department Radio Tower Update**
 - Ben Marks told Holly N. that no lights are required on the higher tower that is currently being considered.
 - Jean T. and Conor S. both stated the need to recuse themselves of any decisions regarding the proposed tower, to avoid any conflict of interest or appearance of such.
 - Sarah Pelkey said that her property is near the Fire Station on South Bingham. She has asked for screening, and has no concerns otherwise, and supports the tower.
- The Board discussed concerns about future adaption of this tower as a cell tower. Consensus of the Board is that the CPC supports the construction of a new tower for the sole purpose of public safety, and that limiting language should be included in a CPC letter of support,

referencing language in the Town Plan regarding cell towers. Jamie M. and Holly N. will draft a letter of support to be reviewed by CPC members before being sent to the Select Board.

- **Zoning Discussion with LandWorks and CCC**

Conservation Commissioners Rene Langis, Marc Lapin, Bethany Barry Meakart, and Mary Dodge discussed conservation issues relevant to Town planning in Cornwall and the Zoning Regulations update with the CPC and Sarah Pelkey from LandWorks.

Discussion Highlights: Marc Lapin provided a map of ecologically significant sites in Cornwall. Some of the areas are significant to Vermont and some are locally significant. These areas are primarily forest, swamp, and wetlands that have been lightly used by people forever, the natural heritage of the Town. These are the areas that Cornwall residents have said over and over that they value. The State does not have the power to protect these areas, but the Town does. The Planning Commission might consider special features overlays to districts that would show natural resources and more. The need to make the language of the regulations clearer, not more complicated, was emphasized. If a landowner wants to develop in a sensitive area, the requirement to hire "experts" could be clarified and standardized by requiring that the experts use "the standard that the State is using on State lands" for their method of analysis. The burden of proof should be put upon the experts, not on the local Development Review Board.

Sarah P. has been studying what other towns are doing regarding Zoning Regulations. CPC members should send to Sarah their homework by end of August. Sarah suggested that State defined historic districts, could be used these to define standards and that the Board look at the language currently defining districts.

- **Potential New PC Member Discussion** – table. Potential new member is not here tonight, and has not been in touch. Jamie will contact her to see if she is still interested.
- **Update on the Proposed Amendments to the West St Properties' Subdivision Permit** - Jean T. and Jim D. attended the Development Review Board meeting where the issue was discussed. Bethany Barry was also present, representing the Conservation Commission. It was concluded that a public hearing is required for these proposed amendments. A hearing has been scheduled for September 6.
- **Discuss Solar Ordinance** – tabled.
- **Update Proposed Park**- Sarah P. said there is no park plan to date.
- **Update School Transfer Deed** – no update tonight.
- **Update on Trails Committee** – no update tonight.

- **Update on Energy Workshop with Weybridge** – Gary Barnett attended a meeting with citizens in Weybridge, who are working with Addison County Regional Planning Commission to develop an Energy Plan. Weybridge will have hearings and will finalize their Energy Plan by the end of the year.
- **Executive Session for Current PC Members** – not needed.

Bobbi C. MOVED / Holly N. SECONDED a motion to adjourn the meeting.
Motion passed – 6 in favor, 0 opposed.

The meeting was adjourned at 9:36 pm.

Submitted by Sharon Tierra, CPC Secretary