

Approved September 17, 2014

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
August 20, 2014
Cornwall Town Hall

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

GUESTS: Judson Hescoock, Neuse, Duprey & Putnam, PC

Meeting called to order at 7:07 pm. Quorum established.

MINUTES

July 16, 2014 – Tracy MOVED / Jim SECONDED a motion to approve the minutes as distributed, with typo corrected. Motion passed.

NEW BUSINESS

Boundary Line Adjustment – Welz-Stor/Berno, 1635 Route 74, Cornwall

Judson Hescoock, from Neuse, Duprey & Putnam, PC, is here to present the application for a boundary adjustment of 3.45 acres conveyed from Welz/Stor parcel to Berno parcel. This boundary line adjustment was intended to be part of a subdivision that occurred around 2005. The mylar of the subdivision showing the boundary line adjustment was filed at that time with the Town Clerk, but never signed by the CPC. Furthermore, no record can be found of a boundary line adjustment being done by the Zoning Administrator at that time. No new parcels would be created by the boundary line adjustment nor does it create any non-conforming lots. Setback and all other requirements within the West Cornwall Village District are met. Fee has been paid. The CPC agreed that the Zoning Administrator Jim Duclos can handle this matter. Jim will document his decision on this matter so present and future owners of these lands do not have problems in the future.

Proposed Garden next to Town Hall

Select Board has asked the Planning Commission for comments and feedback about the proposal from Joan Lynch for a garden/green space next to the Town Hall where Lavalley building once stood.

CPC Comments:

- Meets goal for green spaces where the public can gather
- Helps to create a village center

Questions:

- How can it be connected to the parking area, the Town Green, and the church?
- Do we need a fence to make it family-friendly (protect young children from the traffic)?
- What about a paved area for a farmer's market?

Next Steps:

CPC wants to look at Town Plan and think more about how this space can support it. CPC members would like to be involved in the planning process.

CCC and River Watch Presentation

The Conservation Commission would like to invite River Watch to make a presentation in Cornwall regarding recent discoveries regarding the Lemon Fair River. A community meeting in the fall was suggested as a good time for such a presentation. Tracy will follow up with the CCC. Presentation may need to be scheduled within the time frame of current grant.

OLD BUSINESS

Vermont Gas – Phase II Application Process - update

Holly N. and Jim D. provided updates to the board about proceedings at the ACRPC regarding Vermont Gas' application to the PSB. The ACRPC is still working on a Memorandum of Agreement for Phase II. CPC members have been in contact with the Town's attorney for the PSB process to provide him with feedback regarding Vermont Gas' rebuttal testimony. Opponents to the Pipeline had a booth at the Addison Fair and Field Days in early August, that was located next to the booth of Vermont Gas.

EXECUTIVE SESSION

At 8:20pm, the board went into executive session to discuss the adjourned public hearing on the Bonner subdivision application. At 9:00pm, the board came out of executive session.

The meeting was adjourned at 9:01 pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC