

Approved December 18, 2013

**CORNWALL PLANNING COMMISSION**  
REGULAR MEETING MINUTES  
August 21, 2013  
Cornwall Town Hall

**PRESENT:** Jim Duclos, Tracy Himmel Isham, Holly Noordsy, Jim Bolton, Jean Terwilliger

**GUESTS:** Lesley Benware, Deppman & Foley, PC

Meeting called to order at 7:00pm. Quorum established.

**MINUTES**

**Minutes May 15** – Tracy MOVED/ Holly SECONDED a motion to approve the minutes as distributed. Motion passed.

**NEW BUSINESS**

***Informal Hearing for Classification and Discussion:  
Estate of Jean Smith Lane Foote - property on Ridge Road***

Leslie Benware is here to discuss a proposed two (2) - lot subdivision of a 188 acre parcel on both sides of Ridge Road. The property is to be subdivided to follow the will of Jean, who died in March. Two lots will be created, one lot of 25 acres to be conveyed to her son, which is the property on which he presently resides (325 Ridge Road) and the other lot of 163 acres to be conveyed to her daughters. There are two different deeds for the property. The planned subdivision meets all frontage and acreage requirements. The 25 acre parcel is partially in the LDR zone and partially in the MDR zone. Therefore the more restrictive requirements of the LDR zone apply to the whole property. Only the 25-acre parcel needs to be surveyed. The CPC will need information on both deeds.

Tracy MOVED / Jean SECONDED a motion to approve the matter as a minor two (2) - lot subdivision. Motion passed. The party expects to come back for a hearing in October and has been informed about the deadline for the application.

**OLD BUSINESS**

- ***Vermont Gas Proposed Pipeline Project:*** Jim Duclos updated the board about meetings, activities, and coordination of organizations working to oppose the proposed pipeline. The PSB hearing on Phase One of the proposed project will be held in Middlebury on September 10 at Middlebury Union Middle School.
- ***Updating Zoning and Subdivision Regulations:*** The board intends to begin working on reviewing/updating zoning definitions at the September meeting.

The meeting was adjourned at 8:10 pm.

Respectfully submitted, Sharon Tierra, Secretary of the CPC