

Approved \_\_\_\_\_, 2011

**CORNWALL PLANNING COMMISSION**  
REGULAR MEETING MINUTES  
September 21, 2011  
Cornwall Town Hall

PRESENT: Geoff Demong, Jim Duclos, Tracy Himmel Isham, Jim Bolton, Annie Wilson, Jean Terwilliger, Holly Noordsy  
GUEST: Willem Jewett  
Meeting called to order at 7:05pm. Quorum established.

**MINUTES**

**Minutes July 20, 2011** – Tracy MOVED/ Jim D. SECONDED a motion to approve the minutes as distributed. Motion carried on voice vote.

**CONTINUATION OF PUBLIC HEARING**

To hear a request for approval of Final Plan Application by A. Walker Bingham III, of 18 North Bingham Street, Cornwall, to subdivide his 23 +/- acre lot abutting Route 74, Evergreen Road, and Clark Road into two (2) lots: Lot 1: 11.58 acres and Lot 2: 11.72 acres. This matter was classified by the CPC on July 21 as a two (2) –lot major subdivision.

Willem Jewett, attorney for A. Walker Bingham III, is here to present information and answer questions. Mr. Jewett stated that Evergreen Cemetery does not own the section of property that they claimed to own at the hearing on June 15, 2011. Richard Brusso of the cemetery association said that he was mistaken and this piece is for future expansion. Mr. Jewett stated that Mr. Bingham wishes to:

- withdraw his previous request for a third lot and return to the original request for a two-lot subdivision (survey of April 13, 2011). If and when Bingham or his heirs wants to transfer property to Evergreen Cemetery at a later date, they will come in for a boundary line adjustment.
- Revise language relevant to the wildlife corridor, striking the phrase “avoid undue adverse impact” and adding the following language: “The proposed subdivision will maintain the existing natural vegetation, including the hedgerow along the eastern border, allowing it to succeed naturally. In cases where there are non-native, invasive plants, the property owner maintains the right to remove them. This landowner and future landowners retain the right to cut individual trees in the wildlife corridor but commit to keeping the land in natural vegetated cover.” This language was taken from Amy Sheldon’s report.

Following discussion, Jim B. MOVED/ Jean SECONDED a motion to close the hearing. The motion carried on voice vote.

## **OLD BUSINESS**

- ***Town Plan update survey:*** has been distributed and completed surveys are beginning to come in
- ***Habitat for Humanity subdivision:*** Discussed locations for planting of 8 willow trees with Jean Terwilliger (architect for the project) and agreed with her plan.

The board went into executive session at 8:15pm to decide the Bingham matter.

The meeting was adjourned at 8:25 pm.

Respectfully submitted, Sharon Tierra, CPC Secretary