

Approved November 14, 2012

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
October 17, 2012
Cornwall Town Hall

PRESENT: Geoff Demong, Jim Duclos, Jim Bolton, Jean Terwilliger, Holly Noordsy

GUESTS: Kiki Johnson, Aggie Underwood, Jeremy Rathbun, Story Jenks

Meeting called to order at 7:03pm. Quorum established.

MINUTES

Minutes September 19, 2012 – Holly MOVED/ Geoff SECONDED a motion to approve the minutes as distributed. Motion passed.

NEW BUSINESS

Informal Discussion: 1595 DeLong Road

Kiki Johnson and Aggie Underwood are here with Jeremy Rathbun of Phelps Engineering to discuss with the board their desire to adjust the boundary line of their jointly owned property at 1595 DeLong Road (LDR zone) 45 feet to the west onto a piece of property owned solely by Aggie Underwood. Both properties are non-conforming as to frontage. One lot is non-conforming as to acreage, but the boundary line adjustment would bring it closer to 4 acres. No non-conforming lots would be created by this adjustment, only altered. After discussion, it was decided that Jim Bolton will consult with Adam Lougee of ACRPC and share that information with the ZA, who will make an executive decision regarding the matter. Ms. Johnson and Ms. Underwood were informed that before a boundary line adjustment can be approved, the new line would need to be surveyed.

Informal Hearing for Classification and Discussion: A.W. Foote Trust property on Hamlin Road

Story Jenks, President of MALT is here to discuss the matter. Mr. Jenks stated that Dick Foote, executor of the A.W. Foote Trust, has a strong interest in conserving some of the land on the property on Hamlin Road, and wishes to subdivide the property into two lots, one of which will be conserved. Bill Hinman did a "highest and best use" appraisal of the property, considered very significant from an ecological point of view for conservation purposes. Tim Short is completing the survey. Vermont Land Trust will hold the conservation easement. MALT will purchase the conserved property. The proposed subdivision will create an interior lot, which will never be developed, because it is conserved.

Referring to Cornwall Subdivision Regulations, Section 150: Waivers and Variances, the Planning Commission concluded that Regulation 151 applies to in this matter.

151: Where the Planning Commission finds that extraordinary and unnecessary hardships may result from strict compliance with these regulations, or where there are special circumstances of a particular plot, it may vary these regulations so that substantial justice may be done and the public interest secured.

Jim D. MOVED / Jean SECONDED a motion to classify the application as a two (2) lot minor subdivision, as per Section 150, Regulation 151, so long as the property has not had any previous subdivisions in the past 3 years. Motion passed.

Story Jenks was informed as to the process for formal hearing. If requirements are met, the hearing will be first on the agenda for November 14.

The meeting was adjourned at 7:45 pm.

Respectfully submitted, Sharon Tierra, CPC Secretary