

Approved November 18, 2015

CORNWALL PLANNING COMMISSION (CPC)

Regular Meeting
Cornwall Town Hall
October 21, 2015

PRESENT: Holly Noordsy, Sarah Pelkey, Jamie McKenna, Roberta Carnwath, Jean Terwilliger, David Anderson, Jim Duclos

The meeting was called to order at 7:10 pm
Quorum – established

AGENDA – Holly N. MOVED/ Dave A. SECONDED a motion to approved the agenda as amended, adding Development Review Board (DRB) Update in Old Business. Motion passed. 7 in favor, 0 opposed.

MINUTES – September 16, 2015. Bobbie C. MOVED to approve the minutes as distributed. Jean suggested an amendment to the minutes. Bobbie withdrew that motion. Bobbie C. MOVED /Jamie M. SECONDED a motion to approve the minutes with the following amendment to one sentence in the LaFramboise matter: “Mr. Fleming said that this would satisfy him and that underground utilities could be connected back to the GMP pole on the property line.” Motion passed – 5 in favor, 0 opposed, 2 abstentions.

MEETING SCHEDULE – Members confirmed that a quorum is expected for the November meeting.

NEW BUSINESS - none

OLD BUSINESS

- **Conservation Fund update** – Dave A. reported that Conservation Commission member Mary Dodge and he met with the Select Board on October 6 to present the Conservation Fund proposal. It was made clear at that meeting that the Select Board is of the opinion that raising taxes is not an option for funding the fund. It was suggested that the conservation fund committee speak with the Trustees of Public Funds about funding options. Members of the Conservation Commission will join Dave A. in a meeting with the Trustees of Public Funds tomorrow (October 22) to talk about one of the funds they manage - the Peet Bequest. Dave A. did some research in the archives to find the original bequest documents which specify that the Peet Bequest was made to the Town for the purpose of “establishing a conservation fund.” and that the interest from that such fund is designated for beautification and conservation projects in Cornwall. Dave A. will report back at the next CPC meeting.

- ***DRB update*** – Holly N. reported that 2 citizens have asked for more information. Magna D. is writing an article for the Town newsletter. The DRB will consist of 5 members appointed by the Select Board.
- ***Sun Common Solar Project Application update*** – Holly N. reported on the process of the application at the Public Service Board. Interveners have submitted comments, including the Division of Historic Preservation and Green Mountain Power (GMP). GMP has asked that the application be withdrawn, and then resubmitted to scale, on the basis of lack of capacity of the lines for a 150 kw project. Dave A. commented that there is a new application that has been submitted to the PSB for a solar project on Route 30. Holly N. will contact Ben Wood to coordinate the comments from the Town on this new application.
- ***Addison County Regional Planning Commission (ACRPC) update*** – Jim D. attended the ACRPC meeting this week. Jim passed out copies of a memo from Adam Lougee, ACRPC Director along with documents newly adopted by the ACRPC with language for solar siting, screening and decommissioning standards suggested as a starting point for towns to consider incorporating into the Town Plan. There is also a copy of the template for the letter the ACRPC will send to the Public Service Department in response to the 45 day notice of intent to file a petition for a Certificate of Public Good for a solar project over 125 kw.
- ***Solar Ordinance*** – Now that the Town has an interim ordinance, the CPC has been asked by the Select Board to draft a permanent ordinance. The board discussed how best to accomplish this task. Holly N. suggested creating a worksheet with tables, listing each section separately and comparing the language in the current ordinance with language in the ACRPC model and also with ordinances completed by other towns such as New Haven and Woodstock. One challenging question – how to identify significant viewsheds objectively when this can be a subjective issue? Would it be possible to apply for an ACRPC grant to assist in the planning for a permanent ordinance? Meanwhile, in response to solar project applications in Cornwall, it was suggested that if the Select Board does a site visit, it would be good for someone from the Planning Commission to participate. Bobbie C. volunteered to join the Select Board on their planned site visit to the Route 30 project. Sarah P. will contact Ben Wood with this offer.
- ***Zoning Regulations update*** – a priority for planning work in the next few months. Members should review Cornwall's current Zoning Regulations before the next meeting. Some areas to focus on include viewsheds, setbacks, fencing, and language about the certificate of occupancy. It was suggested that Cornwall Zoning Regulations make reference to the State

statute regarding junkyards. Jim D. will bring some info on setbacks.
Jean T. will bring information from Charlotte and Leicester regulations.

- ***Town Plan update*** – Holly N. suggested the focus should be an update on alternative energy.

Sarah P. MOVED / Jean T. SECONDED a motion to adjourn the meeting.
Motion passed – 7 in favor, 0 opposed.

The meeting was adjourned at 9:25 pm.

Respectfully submitted, Sharon Tierra, Clerk of the Planning Commission