

Approved January 20, 2016

CORNWALL PLANNING COMMISSION (CPC)

Regular Meeting
Cornwall Town Hall
December 16, 2015

MEMBERS PRESENT: Sarah Pelkey, David Anderson, Jim Duclos, Bobbie Carnwath, Jean Terwilliger, Holly Noordsy

ALSO PRESENT: Patricia Ringey, Lee Ann Ringey, Brett Ringey

The meeting was called to order at 7:04 pm
Quorum - *established*

Agenda - Jim MOVED/Dave SECONDED a motion to approve the agenda as distributed. Motion passed – 6 in favor, 0 opposed.

Minutes – November 18, 2015 - Dave A. MOVED/ Bobbie C. SECONDED a motion to approve the minutes as distributed. Motion passed – 5 in favor, 0 opposed, 1 abstained.

NEW BUSINESS

- **Formal Hearing** to hear a request by **Patricia Ringey**, of 1265 South Bingham Street, Cornwall, VT to subdivide her 8.6- acre lot, located in the LDR, into 2 lots of at least 4 acres each. This matter was classified by the CPC as a two (2) – lot minor subdivision on June 17, 2015. Hearing was duly warned. Copies of certified mail to neighbors and the application fee have been received by the CPC.

The oath was administered by David Anderson, Justice of the Peace. All who wished to testify affirmed the oath.

List of Exhibits:

- Exhibit A – Application, dated 5/6/15, includes checklist, statement regarding proposal, map showing zoning district, and list of adjacent landowners.

- Exhibit B – Survey done by LaRose Surveyors, received 11/04/15.
- Exhibit C – Letter from Karen Phillips, State of Vermont, Department of Environmental Conservation Drinking Water and Groundwater Protection Division, dated 11/17/15, acknowledging Patricia Ringey application and fee paid.
- Exhibit D – Wastewater System and Potable Water Supply Permit #WW-9-222 from State of Vermont, Department of Environmental Conservation Drinking Water and Groundwater Protection Division, signed by Elias J. Erwin, Assistant Regional Engineer, dated 12/4/15.
- Exhibit E – Letter of support of water system dated 11/23/15 from Kelley Environmental Geology Jeff Kelley, Certified VT licensed designer.
- Exhibit F – Letter of support of septic system for Patricia Ringey subdivision, dated 11/12/15, from Kelley Environmental Geology Jeff Kelley, Certified VT licensed designer.
- Exhibit G – from Spafford Well and Sons (submitted by Patricia Ringey) – information on the well, not dated.
- Exhibit H - Revised site design map by Jeff Kelley, revised 11/21/15
- Exhibit I – Letter from Road Commissioner Stu Johnson in support of the proposed driveway site for the Ringey subdivision.

Patricia Ringey discussed the application with the CPC. She stated that each lot will be approximately 4.3 acres. Both lots meet minimum acre and frontage requirements. Ms. Ringey has provided professional documentation of the capacity of the well to be a shared well. The CPC advised Ms. Ringey that the building envelope on the final mylar be made large enough for flexibility of siting the house while maintaining compliance with setbacks.

Holly N. asked if there was further evidence to be heard. Hearing none, Jean T. MOVED / David A. SECONDED a motion to close the hearing. Motion passed- 6 in favor, 0 opposed. The hearing was closed.

Jim D. MOVED/ Jean T. SECONDED a motion to approve the two (2) subdivision of Patricia Ringey at 1265 South Bingham, with the condition that the building envelope appears on the final mylar and that said build envelope satisfies setback requirements. Motion passed – 6 in favor, 0 opposed.

- **Bonner Land Trust Letter** – the board reviewed a letter from Vermont Land Trust requesting a letter of endorsement of the Bonner subdivision land conservation easement (on west side of property). David A. MOVED /Sarah P. SECONDED a motion to write a letter of endorsement as above. Motion passed – 6 in favor, 0 opposed.
- **Process for Creating Development Review Board** Holly N. reported that Select Board members and CPC members will meet with Town attorney Jim Carroll to get more information about options for DRB composition and duties, roles for the Select Board and the CPC in the transition, and to plan next steps.

OLD BUSINESS

- **Status Conservation Fund** – Dave A. reported that the development of the fund is on hold, while Select Board develops guidelines and principles. CPC Co-chairs want to write a letter to the Select Board of support for the conservation fund, which implements a Town Plan goal.
- **Energy Committee** – Bobbie C. reported that the Energy Committee is in hiatus. Bobbie C. also reported that Brattleboro is working with the Department of Public Service on a pilot project to develop “green light” zones for solar projects. This is a different approach than one that focuses on where projects should not go.
- **Solar Projects** – Holly N. reported that SunCommon withdrew their application for a project on West Street. The Jenne solar project on Route 30 was approved by the Public Service Board.
- **Plan for Zoning Update/MPG application** – Holly N. and Sarah P. attended the Select Board meeting last night to discuss planning needs in 2016-17. Planning work in the coming months will be extensive. A major update of the Zoning Regulations is needed. Definitions, zoning districts,

responsibilities, setbacks, are among areas of focus for review and updating. New issues include solar projects, worker housing, and air B&B. The Conservation Commission would also like to be involved in updating the Zoning Regulations, and expect to be able to bring resources (outside experts) to the table. An application for a municipal planning grant will need to include documentation of matching public funding. The CPC has been asked to come back to the Select Board on January 5 with a specific request for matching funds and more information on the detailed purpose of the grant.

Holly N. MOVED / Dave A. SECONDED a motion to adjourn the meeting. Motion passed – 6 in favor, 0 opposed.

The meeting was adjourned at 9:30pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC