

Approved March 21, 2018

CORNWALL PLANNING COMMISSION (CPC)

Regular Meeting, Cornwall Town Hall

February 21, 2018

MEMBERS PRESENT: Holly Noordsy, Jim Duclos, Jamie McKenna, Conor Stinson, Andrea Landsberg, Jean Terwilliger (Jean arrived during Old Business)

ALSO PRESENT: Sarah Pelkey, Landworks; Barbara Greenwood, Magna Dodge, and Shari Johnson, Cornwall Development Review Board; Allen Karnatz, Champlain Regional Director of the Vermont Land Trust.

PUBLIC HEARING - In the matter of the adoption of the Cornwall Town Plan as is. The hearing was called to order at 6:39 pm.

Quorum – established.

No members of the public were present for the hearing.

Holly N. stated that the required notices and the executive summary of the Plan has been duly warned. The purpose of re-adopting the current Plan is for the Town to maintain Act 250 and Act 248 status and to remain eligible for certain planning grants. The Board plans to look at the Town Plan and to update the maps during the summer of 2018, after the work on zoning and subdivision regulations is complete. The re-adopted plan expires in 8 years. After the 2020 census is complete, new information will be available and the Town may consider a more extensive update to the Town Plan well before the 8 year time period ends.

Andrea L. MOVED/ Conor S. SECONDED a motion to close the hearing. Motion passed – 5 in favor, 0 opposed.

The hearing was closed at 6:46 pm.

REGULAR MEETING

The meeting was called to order at 6:47 pm

Quorum - established

AGENDA - Conor S. MOVED/ Andrea L. SECONDED a motion to amend the agenda to include updates on the Park, Douglas Pond, and GIS resources. Motion passed – 5 in favor, 0 opposed.

TOWN PLAN - Andrea L. MOVED / Conor S. SECONDED a motion to recommend to the Select Board that the Board re-approve the Town Plan as is. Motion passed - 5 in favor, 0 opposed.

MINUTES

- January 17, 2018 – Conor S. MOVED / Andrea L. SECONDED a motion to approve the minutes as posted. Motion passed – 4 in favor, 1 abstained (Holly)
- January 31, 2018 Andrea L. MOVED/Jim D.SECONDED a motion to approve the minutes as posted. Motion passed – 5 in favor, 0 opposed.

ANNOUNCEMENTS – Secretary Sharon Tierra said that Robin Conway has agreed take the minutes of the March 21 meeting, as she will be away.

OLD BUSINESS

- **Discussion with Vermont Land Trust regarding possible conservation of land by Beaver Brook Properties LLC.** Alan Karnatz, Champlain Regional Director of the Vermont Land Trust explained the particulars of the proposed conservation easement on part of the Beaver Brook project and the history of the project. He also discussed the general process of conserving land through the Land Trust. A local farm family would like to purchase the property and are “driving” this project. And a typical timeline for projects of this nature is about two years, Mr. Karnatz said.
- **Fire Department Proposed Tower** – update – the Town has received the 60 day notice that the application was going to be filed at the PSB.
- **School Transfer Deed** – update – Holly reported that the Select Board approved the final draft at their meeting on February 20.
- **Fees** –After a short discussion of the list of proposed fees, Jean T. MOVED / Andrea L. SECONDED a motion to recommend to the Select Board the attached update to permitting fees structure for the Town. Motion passed, 6 in favor, 0 opposed, 1 abstained (Jim).
- **Park** – Holly reported that the first meeting of an ad hoc Park Committee is February 22 a at 3:45. Member of the public who have expressed interest have been invited.
- **Douglas Pond** – Holly reported that Mary Dodge is still interested in moving forward with a project to make a trail around Douglas Pond. The position of the CPC is that if the project moves forward, a member of the CPC needs to be on the committee, and the neighbors need to be involved. Andrea volunteered to be involved to represent the CPC.. Jamie M. will let Mary Dodge know.
- **Zoning and Subdivision Discussion** with LandWorks
The Board engaged in ongoing discussion with Sarah Pelkey of LandWorks regarding updates to the zoning and subdivision regulations.

Goal: to update and merge the zoning and subdivision regulations into a single document.

Timetable:

- March 9- Sarah will provide first draft
- March 18 comments back to Sarah
- March 21 – review comments
- End of March – might need extra meeting
- Draft to town by April 4 and notice of forum
- Forum on April 18
- Document to Select Board by May 30.

OTHER BUSINESS – The Board expressed appreciation for the service of Jean Terwilliger and Jamie McKenna, who are not running for re-election, and this is their last meeting.

Conor S. MOVED / Jean T. SECONDED a motion to adjourn the meeting. Motion passed – 6 in favor, 0 opposed.

The meeting was adjourned at 9:46 pm.

Submitted by Sharon Tierra, Secretary of the CPC