

Approved April 18, 2012

**CORNWALL PLANNING COMMISSION**  
REGULAR MEETING MINUTES  
March 21, 2012  
Cornwall Town Hall

**PRESENT:** Geoff Demong, Jim Duclos, Tracy Himmel Isham, Jim Bolton, Annie Wilson, Jean Terwilliger, Holly Noordsy

**GUEST:** Sarah Pelkey

Meeting called to order at 7:07pm. Quorum established.

**MINUTES**

**Minutes February 15** – Jim B. MOVED/ Jean SECONDED a motion to approve the minutes as distributed. Motion carried on voice vote.

**NEW BUSINESS** – none

**OLD BUSINESS**

***Town Plan Update: Land Use***

The board welcomed Sarah Pelkey, Cornwall citizen with experience in land use issues and updating town plans, who has volunteered to assist with the Land Use sections.

Discussion highlights:

- Town Plan should include history of the village center and West Cornwall village
- Zoning regulations need to be thoroughly reviewed and amended, especially if ambiguous or in conflict with the Town Plan or another regulation.
- Important to include working farms as businesses.
- Add changes to land use since last Town Plan written, including land that has been conserved and donated to the Middlebury College.
- Land use areas are different from zoning districts.
- Scope of the term *agricultural use* needs to be expanded as it is described in the Town Plan, to include smaller operations, such as haying, and growing corn.
- Description of Swamp Road needs to be updated as it is now open in winter, road has been raised, fewer problems, rarely closed. Also, Swamp Road bridge was renovated since last Town Plan.
- Town Plan is both a vision document and also a way to address what is happening now, for example – development in the rural areas. While town planning does not and may not prevent development in the rural areas, it can promote the preservation of as much of the useable land as possible, through careful planning for roads, the use of PUDs, etc.
- A suggested goal for the Town Plan - mapping resources
- Include land use education sections with graphics showing PUDs or options for village center

- When members are done with their assignments – send to Claire at ACRPC.  
Ask her to send back to the CPC either in hard copy or in electronic with just text.

***Informal discussion***

Jeremiah Parker has inquired about a possible boundary adjustment of his previously subdivided land on Robbins Road. He is considering a boundary line adjustment, which would add 1/10 acre to one lot, so that a potential buyer could get into the current use program. The CPC is in agreement that this is possible, as long as it is not an irregular line, and he presents an amended map. Jim D. will get back to Mr. Parker.

The meeting was adjourned at 9:02pm  
Respectfully submitted, Sharon Tierra, CPC Secretary