

Approved May 21, 2014

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
April 16, 2014
Cornwall Town Hall

PRESENT: Tracy Himmel Isham, Holly Noordsy, Jim Duclos, Sarah Pelkey, Jean Terwilliger,

GUESTS: Jason Barnard

Meeting called to order at 7:05 pm. Quorum established.

MINUTES

March 19, 2014 – Sarah MOVED / Holly SECONDED a motion to approve the edited version of minutes as distributed. Motion passed, with one abstention.

NEW BUSINESS

Informal Hearing:

Proposed two (2) lot subdivision of 79.2 acres of land at 736 Tully Road, Cornwall owned by Jeffrey & Linda Swinhart.

Jason Barnard, of Jason Barnard Consulting LLC, is here to present a sketch plan based on tax maps and to discuss the application with the CPC. Sketch plan shows Lot #1 of 10.1 acres and includes existing residence. Plan for Lot #2 of 69.1 acres includes a building site for a new single-family residence.

Jim MOVED/ Jean SECONDED a motion to classify the matter as a minor two (2) lot subdivision with the following stipulations:

- meet requirement for a minimum of 300 feet frontage for each lot (including frontage of 62 feet at end of Tully Road);
- show the building envelope for lot 2;
- satisfy the emergency requirements of the Fire Chief and
- satisfy the requirements of the Road Commissioner.

Motion passed.

The board informed Mr. Barnard that the Cornwall Conservation Commission will review the matter for any natural features on the property that need to be considered. In response to Mr. Barnard's question about the scope of the survey, Tracy will ask the Town attorney whether the entire 79.2 acres needs to be surveyed or whether a survey of the 10-acre lot with easements and building envelope is sufficient.

OLD BUSINESS

- **Addison County Regional Planning Commission** – The board discussed the process and outcome of the latest ACRPC meeting on April 9 with ACRPC delegates Jim Duclos and Holly Noordsy. At this meeting the ACRPC voted 15 “yes” and 11 “no” on the question of whether Vermont Gas’ Phase 2 application is in compliance with the Regional Plan. However, the ACRPC did not decide at the April 9 meeting how it will intervene in PSB proceedings regarding Vermont Gas Phase 2 application.
- **Conservation Easements Bill, S 119** - Vermont Land Trust has withdrawn its’ support of the bill.
- **Changing Role of Zoning Administrator (ZA)** – The State is now requiring that local zoning administrators enforce the energy code before issuing a certificate of occupancy. This is a significant increase in the workload for ZAs. CPC members think that additional compensation is called for.
- **Cornwall Conservation Commission (CCC)** - CCC would like a joint meeting with CPC to discuss updating the Town Plan goals.

The meeting was adjourned at 9:05 pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC