

Approved June 17, 2015

**CORNWALL PLANNING COMMISSION**

Regular Meeting Minutes

Cornwall Town Hall

May 20, 2015

**MEMBERS PRESENT:** Holly Noordsy, Sarah Pelkey, Jean, Terwilliger  
Jamie McKenna, Jim Duclos, Bobbie Carnwath

**ALSO PRESENT:** Peter LaFramboise, John Roberts, Seth Kittredge,  
David Black, Anja Wyede

The meeting was called to order at 7:00 pm. Quorum established.

**AGENDA:** Bobbie MOVED / Sarah SECONDED a motion to approve the agenda as distributed. MOTION PASSED – 6 in favor, 0 opposed.

**MINUTES** – April 15, 2015

Jim MOVED / Jamie SECONDED a motion to approve the minutes of April 15 with the following clarifications/additions:

- Bottom of page 2, Dirt Capital classified as a “minor subdivision”
- Page 1 – add exhibit C – Covenants for a Deed

MOTION PASSED - 5 in favor, 1 abstained

**NEW BUSINESS**

• **Informal Discussion - Peter Laframboise**

Mr. Laframboise owns property at the corner of Park Hill Road and South Bingham Street, classified by the CPC as a three (3) lot subdivision. He would like to reduce the subdivision to two (2) lots: Lot A with 6.45 acres and Lot B with 5.68 acres. CPC and Mr. Laframboise discussed requirements regarding water, septic, road right of way, frontage, and building envelope. The board informed Mr. Laframboise that the application deadline to get on the agenda for a hearing for classification in July is 25 days before July 15.

- **Informal Discussion - John Roberts** – 2438 S. Bingham wishes to subdivide a 410-acre parcel of land into two lots, one lot of 25 un-conserved acres, and the second lot of 385 acres which has been previously conserved. He submitted his application today and would like to be on the June agenda.

- **Formal Hearing - Dirt Capital Subdivision- 2170 Route 125.**  
The application was classified as a two (2) – lot minor subdivision on April 15, 2015. Seth Kittredge is here to present the application.  
Exhibit A - Revised survey plat that includes the details requested by the CPC: wastewater system (primary and replacement systems), water line, and record locations of 50-foot wide old utility company easements. Mr. Kittredge said that the Land Trust will draft a document that accepts the right of way and septic easements on the conserved lands that are shown on this map.

Jim MOVED / Jean SECONDED a motion to approve the application as a two (2) lot minor subdivision. MOTION PASSED – 6 in favor, 0 opposed.

## **OLD BUSINESS**

- **Updates**
  - **Energy Committee** - Organizing meeting was held May 14 with a diverse group of 10 attending. Mission statement in process. Next meeting June 26 at 6..
  - **Solar language from ACRPC to use in Town Plans** –Table until have more information.
  - **Conservation Commission (CCC)** - public meeting on the natural resources inventory was well attended by about 30 people. CCC wants to incorporate the inventory into town planning. Action steps might include map overlays for natural resources. It was suggested that the report be posted on the Town website.
- **Assignments**
  - Solar siting Language and town planning - Jean will find out what happened at legislative level regarding solar siting.
  - Zoning Regulations definitions. Jim D. has developed a list of the most problematic definitions for practical use. Jim D. will ask Vermont League of Cities and Towns if they have a glossary of definitions to consider. The use of dwellings for what is known as Air B&B is an emerging use. Jim D. will contact the State about Air B&B requirements. Jean will work on definitions for “home occupation” and “home based business”.

## **OTHER BUSINESS**

Contact Information – Holly requested that everyone send their contact information to Sharon for distribution. It was also suggested that members have a separate email for Town business, as some Select Board members

have done.

***Quorums at summer meetings:*** Informal poll determined that quorums can be expected for June, July, and August meetings, so hearings can be scheduled.

Attorney Jim Carroll would like to come to talk to the CPC regarding meeting procedures under the new open meeting law. Holly will follow up to make arrangements.

Jean MOVED / Sarah SECONDED a motion to adjourn the meeting.  
MOTION PASSED – 6 in favor, 0 opposed.

The meeting was adjourned at 9:17 pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC