

CORNWALL PLANNING COMMISSION

REGULAR MEETING MINUTES

June 16, 2010

Cornwall Town Hall

(approved July 21, 2010)

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

The minutes of this meeting, once adopted, constitute the final order of the Planning Commission.

The meeting was called to order at 7:05 pm. Quorum established.

MINUTES

It was moved/seconded to approve the minutes of May 19, 2010, as distributed. The motion carried on voice vote.

OLD BUSINESS

Gorton subdivision

The board discussed several concerns regarding the final survey mylar submitted by Gorton. The Gorton survey mylar is missing one building envelope and information about the location of wells. After discussion and review of the supporting documents, the board determined that the well locations were sufficiently described therein and did not need to be on the survey. However, there is a question about the note on the survey concerning the boundary with Ethier, which could cause problems when selling the lot concerned. Jim B. will contact Willem Jewett about the note. Tracey H.-I. will consult with the Town attorney concerning the requirement that the execution of the final survey mylar be no more than 180 days from the final order of the CPC.

NEW BUSINESS

Town Plan

The board held a long discussion about considerations and options for updating the Town Plan and reviewed the checklist of procedures for updating. Many of the implementation steps in the back of the current plan have been accomplished. With the limited resources available this year, Cornwall can let it's Plan expire, can readopt without changes, or can make minor revisions and readopt. If the Town Plan expires, that makes the Town ineligible for State grants. Claire from the ACRPC is available to help write the Plan.

Geoff D. did a detailed review of the data in the current plan and found much of it to be out of date, for example employment and housing data. A lot has changed in the town, state, and nation during the past five years. Some of the assumptions upon which the current plan was created have not come to pass,

due to the state of the economy – for example, the building of new homes. Tracy H. – I. pointed out the Town Plan is a vision and snapshot document. Holly N. asked – how will new data change our vision and goals going forward? The results of the 2010 census will provide valuable data - but that will not be available this year. There are other sources for such data, which the town of Shoreham recently used for its' new Town Plan. Holly N. suggested that the Smart Growth Vermont study be added to the Town Plan and that the CPC look at issues with which surrounding towns are contending and be proactive, rather than reactive in Cornwall, around these same issues.

The board concluded that the best strategy would be to readopt the Plan with no changes to avoid expiration and then to use the next year to do a thorough update. This would give time for conducting a short simple survey with the School Board, updating the data, revisiting assumptions, setting new goals, checking to make sure that are no conflicts between the Town Plan and Zoning and Subdivision Regulations, holding hearing(s), and making all the changes that are warranted for a Town Plan for the next five years.

Jim B. will check with Bruce Hiland, Selectboard Chair, to solicit feedback from the Selectboard on this approach. Tracy H. – I. and Jim B. will talk with Adam and Claire of the ACRPC to establish a timeline. The CPC will inform town residents through the newsletter.

OTHER BUSINESS

- Jim B. reported that the Selectboard has invited the Planning Commission to attend the July 20 Selectboard meeting, to discuss the Town Plan and as part of an ongoing effort to enhance communication and increase information sharing between town boards and committees.
- Informal hearing in July - Jeremiah Parker's two lot subdivision request for his Robbins Road property will be on the agenda at the next meeting.

The meeting was adjourned at 8:55pm.

Respectfully submitted, Sharon Tierra, CPC Secretary