

Approved July 15, 2015

CORNWALL PLANNING COMMISSION

Regular Meeting
Cornwall Town Hall
June 17, 2015

MEMBERS PRESENT: Dave Anderson, Jamie McKenna, Sarah Pelkey, Bobbie Carnwath, Holly Noordsy

ALSO PRESENT: Patricia Ringey, LeeAnn Ringey, Brett Ringey, Paul Urband, Vesta Urband, Jane Ogden, Bill Emerson, Matt Bonner

The meeting was called to order at 7:06 pm

Quorum - *established*.

AGENDA - Sarah MOVED/Holly SECONDED a motion to approve the agenda as distributed. MOTION PASSED - 6 in favor, 0 opposed.

MINUTES - *May 20, 2015* – Sarah MOVED / Holly SECONDED a motion to approve the minutes with the following correction. Under New Business, information discussion with Peter Laframboise, the correct wording is: “property at the corner of Park Hill Road and South Bingham Street, classified by the CPC... MOTION PASSED, 4 in favor, 1 abstained.

NEW BUSINESS

- ***Informal Discussion - Patricia Ringey 1265 South Bingham Street***
Patricia Ringey would like to subdivide 8.6 acres at 1365 South Bingham Street, located in the LDR, into 2 lots of at least 4 acres each. Both lots meet the requirements for frontage and setbacks. Because Ms. Ringey is considering a shared well for the 2 lots, the board advised her to get information from the State about shared wells. If what she has in mind is defined by the State as a “community water supply” there are requirements for ongoing testing to be considered. The board informed the applicant that the following details will need to be on the survey: utility poles, driveways, building envelope, septic and water, any special features (wetlands, stone walls), any easements or encumbrances. Along with the final application and survey, Ms. Ringey also needs a letter from the Road Commissioner approving the plan for road access.
Dave MOVED / Jamie SECONDED a motion to classify the matter as a two (2) - lot minor subdivision. MOTION PASSED – 5 in favor, 0 opposed.
- ***Informal Discussion - Vesta and Paul Urband, 613 West Street,***
Vesta and Paul Urband would like to subdivide their property at 613 West Street, located in the LDR, into 2 lots of more than 4 acres each. Both lots

meet the requirements for frontage and setbacks. Survey is complete. Application for wastewater and potable water permits have been sent to the State.

Sarah MOVED / Dave SECONDED a motion to classify the application as a two (2) - lot minor subdivision. MOTION PASSED - 5 in favor, 0 opposed. The Urbands plan to turn in the application and related documents tomorrow to the Town Clerk, and mail notification to the neighbors, before the deadline to be on the agenda for the July meeting. The board informed that Urbands that they will also need a letter from the Road Commissioner approving the plan for road access.

- **Hearing for Classification – John Roberts**

Mr. Roberts is not here tonight. Dave MOVED/ Bobbie SECONDED a motion to table the item. Sarah will contact John Roberts.

- **Formal Hearing - West Street Properties, LLC Subdivision- 1104 West Street.** The application was classified as a two (2) – lot major subdivision on March 18, 2015. The CPC signed a preliminary decision on May 20, 2015, with conditions. Matt Bonner presented the following information to meet the conditions.

- Map of parking area with 4 parking spots (for public access to conserved lands)
- Letter to Bridport Planning Commission notifying them of the decision in Cornwall.
- Completed subdivision permit from Bridport dated April 16, 2015.
- Language on the survey for future public right of way (that will follow the current easement).

Dave MOVED/ Jamie SECONDED a motion to grant final approval to the application as a two (2) lot major subdivision, with the condition that details of the parking lot be included on the mylar. MOTION PASSED – 5 in favor, 0 opposed.

OLD BUSINESS

- **Quesnel Application** – The CPC has received a letter from the Road Commissioner and deed information from Michael Quesnel that meets the conditions for approval of the application on April 15, 2015.
- **Meeting with Jim Carroll on Open Meeting Law** and meeting procedures– scheduled for June 30, 2015
- **VT Gas pipeline update**– Holly Noordsy reported that the Public Service Board dismissed the Phase Two application, but not “with prejudice.” Therefore, the legal fees of interveners, including those of the Town of Cornwall, will not be reimbursed. Phase One technical hearing will be held June 22-23, to decide as to whether to re-open Phase One hearings. Also, Addison County Regional Planning Commission will be voting on whether or not to withdraw its” support of Phase One.
- **Energy Committee** – Bobbie Carnwath said that the committee met recently, and has a core group of 6 people. The group plans to gather

baseline data on current energy consumption of the 400 households in Cornwall and also Town buildings, then network and share practical info and knowledge about how to reduce energy consumption.

OTHER BUSINESS –

- **Informal discussion of proposal from Sun Common** for community solar array on private property.
- The Conservation Commission wants to come to a CPC meeting to talk about how to incorporate the resource inventory into Town planning. Sarah will respond to Mary Dodge.
- **Discussion about the current CPC workload** and how it might be beneficial to have both a Development Review Board DRB and a Planning Commission in Cornwall. To manage the workload for now, the CPC is considering meeting twice a month, one for planning and one for subdivisions.
- **Contact Information** – The Clerk of the board said the contact list of members is in process but not yet complete. Not all members have confirmed preferred email and phone contacts.
- **ZBA to receive CPC agenda/minutes** – the board asked the Clerk to add members of the Zoning Board of Adjustment to the CPC agenda/minutes email list.

Holly MOVED/ Dave SECONDED a motion to adjourn the meeting. MOTION PASSED – 5 in favor, 0 opposed.

The meeting was adjourned at 9:40 pm.

Respectfully submitted, Sharon Tierra, Clerk of the CPC