

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
October 20, 2010
Cornwall Town Hall
(approved November 17, 2010)

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

Also Present: Jim Payne, Jim Duclos, Bruce Byers, John Jefferies, Margaret Carothers, Glenn Goodwin

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

The meeting was called to order at 7: 07pm. Quorum established.

MINUTES

It was moved/seconded to approve the minutes of August 18, 2010, as distributed. The motion carried on voice vote. There was no meeting held in September.

NEW BUSINESS

Informal Hearing for Classification and Discussion
Estate of Margaret Payne Robbins, West Street

Jim Payne presented the application and answered the board's questions about his intent and goals for the proposed subdivision, including why he is proposing such an irregular shape. Jim P. explained that he is trying to settle the estate, some of which is in Cornwall and some in Bridport. Jim P. would like to purchase the 30 acres that border his property. The remainder of the parcel is going to grandchildren of Margaret Payne Robbins. In response to Jean Terwilliger's question on the basis for creating an irregular lot, Jim Bolton said that the existing lot is already irregular. Mike MOVED, Tracy SECONDED to classify the matter as a two (2) lot minor subdivision. The motion carried on voice vote.

Jim P. said that he has a copy of the procedures and is ready to submit the required materials by this Friday so that a Formal Hearing on the proposed subdivision may be held on November 17.

Informal Hearing for Classification and Discussion: Habitat for Humanity of Addison County, 13.18 acres on DeLong Road

Bruce Byers, board member of Habitat for Humanity of Addison County, presented the application. Also representing Habitat and answering questions were Margaret Carothers, John Jefferies, and Glenn Goodwin.

Habitat for Humanity of Addison County seeks to build four affordable houses in Cornwall and is proposing a four (4) lot PUD project on 13.8 acres on Delong Road it plans to purchase from Elaine and John Tavalozzi. A goal stated in Cornwall's Town Plan is "to encourage development of small-scale affordable housing PUDs" and "to allow for density bonuses for the creation of affordable housing." The plan is to use 1/4-1/2 acre per house, and place the rest of the land in a conservation easement with MALT or similar organization. The houses would be clustered in a small cul de sac at the end of a long driveway, away from neighbor's view. Soil test pits show several areas of permeable sandy loam soil, suitable for multiple wells and wastewater disposal in separate at-grade disposal systems. The project also allows the homes to be built on the same model, increasing efficiencies and decreasing costs. The Applicant states that this project meets all the criteria that would enable Habitat to be the recipient of the \$75,000 that the Town holds in escrow to develop affordable housing in Cornwall. Habitat asks the CPC to release these funds to make the project even more affordable for the folks, needing financial flexibility, who seek to live in these homes in Cornwall.

Questions:

1. Holly N. asked about criteria for selection of homebuyers in this program, since one of the conditions for being recipient of the escrowed funds is priority for "native Cornwall residents." Margaret replied that the basic qualifications for obtaining a Habitat house would apply:
 - Family is living in substandard or inadequate housing
 - Ability to pay the mortgage
 - Willingness to partner with Habitat to build the homeThen if there were two equally qualified applicants and one of those already lived in Cornwall, then the Cornwall family would have priority. Therefore it would be important to get the word out about this opportunity to folks in Cornwall, through the newsletter and other means.
2. When asked if they have considered combining septic or water systems Bruce B. said they have not come to a conclusion on that. He added that the least expensive solution may not be the best.
3. Holly asked - What about the second buyer? John Jefferies explained that Habitat would likely get the first refusal. This is a zero interest, no down payment house, and Habitat has covenants in place to keep it permanently affordable.
4. Mike Brinkman. What is happening with supposed dumps on that property? John J. said that they have found an old farm dump on the property, and are conducting an investigation into the limits and contents of the dump. Habitat will not go forward with the purchase if the land if it is not, or cannot be made completely safe for families to live there.
5. When asked if Habitat had considered duplex model for this project, Margaret C. said that she was steered away from this idea because of the low resale value of duplexes in rural settings.
6. Mike B. asked what will be done with the current wastewater permit obtained by the Tavalozzis. Bruce B. said that will be abandoned, because it is not in the best area for permeable soils.

Holly MOVED, Tracy SECONDED to classify. as a major four (4)-lot PUD subdivision .
The motion carried with six (6) in favor and one (1) reclused.

The board agreed to send a letter to the Cornwall Selectboard informing them that the CPC intends to release the \$75,000 to Habitat upon final approval of the project.

The CPC would like to do a walk around on the property and Bruce B. will advice the CPC when it is appropriate. Bruce will keep board updated on all developments.

OTHER BUSINESS

Jim Payne is concerned about clear-cutting on Lot 7 and field mowing at the Foote Farm past a specified date in July, in violation of the rules of the Foote Farm homeowners association. If the covenants were amended, then the CPC should have received a copy. Jim Bolton and Jim Duclos will investigate in person tomorrow and then will follow up with Mr. McCormick, majority owner at Foote Farm.

PUBLIC HEARING

Pursuant to 24 V.S.A. 4384, public hearing to consider the re-adoption of *The Cornwall Town Plan 2005 -2010*, adopted September 20, 2005

The meeting was warned in the Addison Independent and in a posting at the Town Office and the adjoining towns, the ACRPC, and the state of Vermont were notified in accordance with state statutes.

Bruce Byers attended the hearing and offered his comment that all five goals were accomplished as well as his comments on future goals.

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Mike MOVED, Tracy SECONDED to close the public hearing. The CPC will send a letter to the Selectboard to readopt the Town Plan as written. The CPC intends to rewrite the Town Plan next year with new census data.

The meeting was adjourned at 9:03 pm.

Respectfully submitted, Sharon Tierra, CPC Secretary