

Approved January 17, 2018

CORNWALL PLANNING COMMISSION (CPC)

Regular Meeting
November 15, 2017

MEMBERS PRESENT: Holly Noordsy, Jamie McKenna, Jim Duclos, Andrea Landsberg, Bobbi Carnwath

ALSO PRESENT: Sarah Pelkey; Fire Department members: Dennis Rheaume, Chief Cornwall Fire Department; Norm Grenier, Assistant Chief, Ben Marks

The meeting was called to order at 7:02 pm
Quorum – established.

AGENDA

Jim D. MOVED/Jamie M. SECONDED a motion to approve the agenda.
Motion passed – 5 in favor, 0 opposed.

MINUTES

- **Minutes – October 18** – since there is not a quorum of those present on October 18, approval is tabled until future meeting.
- **Minutes – November 8** – Andrea L. MOVED/Jamie M. SECONDED A motion to approve the minutes as posted. Motion passed – 5 in favor, 0 opposed.

ANNOUNCEMENTS

CPC will hold a special meeting to discuss update to the Town regulations – December 6 at 6:30 at the Town Hall, second floor.

OLD BUSINESS

- **Swamp Road Bridge update**– Holly N. reported that Select Board members from Cornwall and Salisbury have met. A joint letter from the two Boards will be sent out to residents of both towns.
- **Fire Department Proposed Tower update.** Ben Marks spoke about current gaps in emergency radio coverage in Cornwall, the resulting problems for emergency responders and risks for citizens, and recent planning done by the Fire Department around

options to solve the problem. Ben M. Dennis R. and Norm G. discussed the proposed tower with the CPC and answered their questions.

Discussion: It has been determined that in order to cover the whole town with no gaps in coverage, a 100-foot tower is needed. The Department has looked into other options and have made a request to use the tower on Chipman Hill in Middlebury, but it is not likely that request will be granted in the foreseeable future as there is considerable competition for places on that tower.

The site for a tower in Cornwall needs to be a high spot and to have a back up generator on site. The Fire Station on North Bingham meets the requirements for such a site so that is the one chosen for this project. Ben M. said that constructing a 100-foot tower on this site will certainly have an aesthetic impact, however, he pointed out that lives are at stake.

Jamie will review the letter of support he previously drafted, make any needed changes, and will circulate to all CPC members for approval before sending to the Public Service Board.

- **Zoning Discussion with LandWorks** – Sarah Pelkey reviewed the work schedule with the CPC. She has combined the Zoning and Subdivision By-Laws into one document. The December working meeting will focus on the Natural Resources section. The plan is to finalize work on the Zoning Districts by the end of January. First draft will be ready in January or February. Public meeting will be scheduled in March. Plan should be presented to the Select Board later in March. Final grant deadline is in May.
- **Proposed Amendment to West Street Properties – update** – Jim Duclos said that he spoke with Matt Bonner and that the driveway is the only outstanding issue.
- **Town Plan** – is due in March. After a short discussion, the Board agreed to that the best option is to reapprove as is. Once the work on the by-laws is complete, the CPC can start working on updating the Town Plan.

Andrea L. MOVED / Jim D. SECONDED a motion to adjourn the meeting. Motion passed – 4 in favor, 0 opposed. (Holly N. was not present when this motion was made.)

The meeting was adjourned at 9:10 pm.

Submitted by Sharon Tierra, Secretary of the CPC