

Approved December 21, 2011

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
November 16, 2011
Cornwall Town Hall

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

Meeting called to order at 7:00pm. Quorum established.

MINUTES

Minutes September 21, 2011 – Tracy MOVED / Geoff SECONDED a motion to approve the minutes as distributed. Motion carried.

OLD BUSINESS

- **A. Walker Bingham III subdivision final application** - Decision written October 14 was distributed.
- **Marie Sperry, 1302 Ridge Road boundary adjustment** – ZA Jim Duclos sent letter of approval to Marie.
- **Town Plan Survey** – the board discussed trends in the results of the Town Plan survey, the role of ACRPC in assisting the CPC in interpreting the data, challenges in interpreting the data, and how the information will be used.
- **Town Planning Comments** –
 - Holly pointed out that while we create the Town Plan as a visionary document and establish long term planning goals we also need to plan for the actuality of how development is occurring – i.e. farms going up for sale.
 - Geoff pointed out that in interpreting the data about residents concerns about high property taxes, the fact that many in Cornwall qualify for property tax rebates from the State must not be overlooked. All that information is available from the Town Clerk.
- **Town Plan Update Timetable** –
 - Prior to December meeting: All members re-read the Town Plan, survey results and think about goals. Jim will send information about the goals of neighboring towns to CPC members before the December meeting.
 - Invite ACRPC to the next two meetings – December and January. The plan is to do two sections each meeting. ACRPC is compiling the survey results as they pertain to each of the categories of the town plan. The CPC will request the summary of analysis of the survey results for the December meeting.
 - Town Plan Update Comments

NEW BUSINESS

- **Planning Commission Terms Ending** – positions held by Jean Terwilliger and Tracy Himmel Isham are up for re-election. Petitions to run for elected offices are due on January 23 - the sixth Monday before the day of the election

OTHER BUSINESS

- ***Discussion about zoning regulations and non-conforming lots*** - in response to questions posed to the ZA by some landowners. Creation of non-conforming lots is discouraged.

The meeting was adjourned at 8:45 pm.

Respectfully submitted, Sharon Tierra, CPC Secretary