

Approved January 15, 2014

CORNWALL PLANNING COMMISSION
REGULAR MEETING MINUTES
December 18, 2013
Cornwall Town Hall

PRESENT: Jim Duclos, Sarah Pelkey, Tracy Himmel Isham, Jean Terwilliger, Holly Noordsy

GUESTS: Maurice LaFramboise, Matt Bonner

Meeting called to order at 7:07pm. Quorum established.

MINUTES

Minutes August 21 – Jean MOVED/ Holly SECONDED a motion to approve the minutes as distributed. Motion passed.

Minutes September 18 – no quorum in attendance tonight of those present at this meeting, item tabled until quorum present.

Minutes November 20 – Jim MOVED/ Sarah SECONDED a motion to approve the minutes as distributed. Motion passed.

CORRESPONDENCE REVIEW

- From State of VT Office of the Attorney General – VTrans motion to intervene and memorandum in support of Vermont Gas petition.
- Copy of Notice of Appearance from Ben Marks on behalf of Town of Cornwall re Petition of VT Gas.
- Copy of Notice of Appearance from Diane Zamos on behalf of the VT Agency of Agriculture, Food and Markets re Petition of VT Gas
- Updated Town Plans from abutting towns for CPC review
- Interim by-law from Whiting regarding Certificate of Occupancy.

Tracy will scan and distribute above documents related to the PSB 248 process to all CPC members.

NEW BUSINESS

7:10pm

- **Informal Hearing for Classification: Maurice LaFramboise property, Morse Road**

Maurice LaFramboise discussed his intention to sell his farm to his son Peter, after subdividing into two (2) lots – Lot #1 of 15 acres and Lot #2 of 207 acres. Maurice and his wife will retain Lot #1 where they live. Lot #2 has been conserved. Survey is about done. Both lots meet the road frontage and setback requirements. After a short discussion, Jim MOVED and Jean SECONDED a motion to classify the matter as a two (2) lot

minor subdivision. Motion passed. Maurice has the packet of information on requirements for a formal hearing.

- ***Informal Discussion of Bolduc property on West Street*** - Matt Bonner, West Street resident asked some questions and discussed his ideas for conservation and development of a property that is for sale in his neighborhood. While some of Matt's questions could be answered by the CPC, other questions may need to be answered by a lawyer, some by a real estate agent. Matt will continue his research to find answers to his questions.
- ***CPC Openings in 2014*** – for the March 2014 election, 4 CPC seats will be open. Two current CPC members will not be seeking re-election. Jim Duclos suggested that we ask the Town Clerk to send out an email to inform the citizens about the openings, and provide information about how to become a candidate. Jim will follow up with a post on Front Porch Forum, if needed, later.

OLD BUSINESS

- ***Conservation Commission***
 - The Selectboard has appointed Bethany Barry to the vacant seat on the Cornwall Conservation Commission, as recommended by the CCC.
 - The CCC is asking when the CPC will up review of the Subdivision Regulations and Zoning Bylaws, as they would like to contribute to with information gleaned from their survey currently underway. Tracy will contact Claire of the ACRPC to ask if funding to update the regulations will expire or if there are other issues to be considered before extending the timeline so that CCC survey data can be included.
- ***Pipeline Update***

CPC members Holly Noordsy and Jim Duclos also serve as representatives from Cornwall to the ACRPC, and have been attending general and committee meetings about Phase Two. Sara, Holly, and Jean are reading the VT Gas application to identify areas where what is proposed in is conflict with Cornwall's Town Plan. Tracy will contact Bruce H. to see if there are other ways the CPC can be helpful in the 248 process.

OTHER BUSINESS

- ***Habitat Wells***

T Tall has asked if the Habitat development of four homes could share wells. Their current permit is for individual wells but new information about perking proves that two wells produce enough water to serve the four houses and four wells are not needed. The board agreed that Habitat should first contact the State as they have State permits for the wells and that Jean T. would share with T Tall the details of tonight's CPC discussion on the issue.

The meeting was adjourned at 9:40pm

Respectfully submitted, Sharon Tierra, CPC Secretary