

Cornwall Development Review Board (DRB)  
Cornwall Volunteer Fire Department \* Rt 30 Station  
January 25, 2017 \* 7 PM to 8 45PM

MEMBERS PRESENT: Matt Bonner, Bruce Byers, Joe Severy, Annie Wilson, Gary Barnett, Barney Hodges. Absent: Barbara Greenwood

ALSO PRESENT: Ashar Nelson , Adam L. Powers and James Duclos, Zoning Administrator

1. CALL TO ORDER: 7:05 PM
2. QUORUM: Established . Barbara Greenwood, stayed at home with a nasty cold
3. AGENDA: Barney Hodges MOVED/ Matt Bonner SECONDED a motion to approve the agenda. Motion passed...6 in favor, 0 opposed.
4. MINUTES: November 30, 2016 (no meeting in December) Barney Hodges MOVED/Gary Barnett SECONDED a motion to approve the minutes as posted. Motion passed- 6 in favor, 0 opposed.

5. OLD BUSINESS: Adam L. Powers, attorney for Frederick M. Fritz, was duly Sworn in, and appeared to seek further information regarding his client's request for a Boundary Line Adjustment, located on Route 125, Cornwall, Vermont. The applicant seeks to change the size of one lot, now 0.43 acres, to 2.00 acres.

At issue: current 0.43 acre lot violates the Lot Depth minimum set back requirement of the MDR zone (250 feet) and the larger 2 acre lot will continue said violation even if the BLA is approved. Section 222 of the subdivision regulations mandate that the ZA may grant a permit for a BLA if the applicant can satisfy certain standards....one of which is the dimensional requirements. Since the Lot Depth requirement remains violated, the ZA refused to grant the permit requested. A general discussion followed regarding waivers and variances, and whether or not they might not be applicable as the general rule is that the applicant must show that there is no possibility that the BLA can be developed in strict conformity with the bylaws....it was noted that the applicant owns substantial acreage abutting the undersized lot ...as such, it was suggested that the applicant give thought to a different design.

6. NEW BUSINESS: Ashar Nelson, of Vermont Integrated Architecture, PC, Middlebury Vermont, appeared on behalf of his client, Joe Brown, who recently purchased the Ianni/Kaiser property at the end of Robbins Road. After being duly sworn, Ashar explained that he was looking to the DRB for a few answers to a few of his questions on how the property in question might be developed by his client, so that he might better design the structures that will make up the new property (and for another day, how an airplane landing area can be worked into this property). After a general discussion, Ashar thanked the DRB and said he would shortly return with a formal application for this property.

7. Review of proposed processes for DRB and Conservation Commission: Due to the late hour, it was agreed that this discussion would be postponed until the next DRB public meeting.

8. Updates on Secretary for DRB and Longchamp Application: We are still advertising for our Secretary and hope to have good news at our next meeting (Bruce Byers, member, is filling in on prep of minutes Tonight): and the final Mylar for Longchamp will arrive shortly and be duly signed by Matt and Bruce, and then duly filed.

9. PUBLIC COMMENT and OTHER BUSINESS: none

10. NEXT MEETING: Matt mentioned that our next meeting, which would take place on

Wednesday, February 22, 2017, might conflict with the school vacation schedule. As a result, several people might be affected and might not be able to attend our DRB meeting. It was mentioned that perhaps our meeting time might be switched to the First Wednesday of the month, starting with Wednesday, March 1<sup>st</sup> for two reasons: first, it would assist re the above school vacation and secondly, while Robin Conway, our substitute minute taker, cannot work for us on the fourth Wednesday of the month, Matt believes that she might well be available on the first Wednesday of the month (and that no other meeting in Cornwall takes place on the first Wednesday of the month)....Matt will contact Robin and see if she agrees to work for our DRB...and will confirm to the DRB members as well as any applicants that our next meeting will be on March 1, 2017 rather than February 22<sup>nd</sup>, 2017.

11. Adjournment: Joe Severy Moved and Gary Barnett Seconded a motion to adjourn the meeting at 8 45 PM....motion passed- 6 in favor, 0 opposed

Submitted by Bruce Byers, substitute minute taker