

Cornwall Development Review Board (DRB)

Cornwall Town Hall

October 26, 2016

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

ALSO PRESENT: Liz Marino, Realtor; Jason Barnard, Licensed Designer and Surveyor; Barb Keiser, Applicant (by phone)

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

AGENDA

Barney H. MOVED / Bruce B. SECONDED a motion to approve the agenda as posted. Motion passed – 6 in favor, 0 opposed.

MINUTES – September 28, 2016

Joe S. MOVED / Bruce B. SECONDED a motion to approve the minutes as posted. Motion passed - 6 in favor, 0 opposed.

NEW BUSINESS

Kevin Ianni Revocable Trust c/o Barb Kaiser, proposed two (2)- lot subdivision located at 519 Robbins Road

Matt B. administered the oath to Jason Barnard, Liz Marino and Barb Kaiser, who all replied in the affirmative.

Jason Barnard discussed the subdivision sketch plan drawing dated August 24, 2016. Proposed is a subdivision of a 281.7+-acre parcel at 519 Robbins Road into two (2) lots - Lot #1 being 252 +- acres and Lot #2 being 30.1+-acres. Lot #1 is located in the Low Density Residential District (LDR) and the Conservation (CON) Zoning District. Lot #2 is located entirely within the LDR Zoning District. Lot #2 would be an interior lot, with a right of way on land owned by David and Joan Donahue.

Mr. Barnard stated that a boundary line adjustment was done administratively with Jim Duclos, Zoning Administrator, in compliance with Town regulations and will be finalized when Jim D. signs the mylar this Friday. The purpose of the boundary line adjustment was to provide the required 50-foot zoning setback between an existing barn on Lot #1 and the property line and to allow enough room for the access road to Lot #2.

The DRB discussed the requirements for minor subdivisions with the applicant. Barb Keiser stated that she has not subdivided property in Cornwall within the past 5 years. The Board informed the applicant that on the final plat, on the 30-acre parcel either a building envelope or the required setbacks need to be shown. With the final application, the Board asked for deed language regarding how costs for the shared driveway will be shared.

Mr. Barnard stated that a boundary survey of the entire farm parcel was completed by Lee H. Lowell in 1954. Ms. Kaiser and also Mr. Barnard believed that this meant that only the 30-acre parcel needed to be surveyed at this time. However, there is no evidence that Lee H. Lowell was a licensed surveyor and the 1954 hand drawn survey plat of the property by Lee H. Lowell is not on file at the Town Hall. The DRB informed the applicant that according to current Cornwall subdivision regulations, the entire parcel to be subdivided must be surveyed by a Vermont licensed surveyor. Ms. Kaiser, Mr. Barnard, and Ms. Marino discussed this requirement at length with the Board. Mr. Barnard said that if a complete survey of the 281.7+- acres must be done, it will probably have to wait until spring, so Ms. Kaiser will not likely to be returning soon for a formal hearing.

Joe S. MOVED / Barbara G. SECONDED a motion to approve the application as a minor two (2) lot subdivision, depicted by Barnard & Gervais sketch plan dated August 24, 2016. After discussion, Joe S. withdrew his motion.

Barney H. MOVED / Bruce B. SECONDED a motion to approve the sketch plan by Barnard & Gervais dated August 24, 2016 and updated October 20, 2016 of Kevin Ianni Revocable Trust as a minor two (2) -lot subdivision. Motion passed – 6 in favor, 0 opposed.

OLD BUSINESS

DRB Rules of Procedure – the Board discussed and agreed upon some final changes suggested by Bruce B. Any further comments on the proposed rules of procedure, may be sent individually to Matt B.

PUBLIC COMMENTS - none

OTHER BUSINESS – Board members availability for November 30 and December 28 meetings was discussed. At this point, a quorum for both meetings is expected.

Bruce B. MOVED / Gary B. SECONDED a motion to adjourn the meeting. Motion passed – 6 in favor, 0 opposed.

Submitted by Sharon Tierra, interim Secretary of the DRB