

Approved April 18, 2018

**CORNWALL PLANNING COMMISSION (CPC)**

Regular Meeting, Cornwall Town Hall

March 21, 2018

**MEMBERS PRESENT:** Holly Noordsy, Jim Duclos, Conor Stinson, Andrea Landsberg, Al Thalen, Bobbie Carnwath, Bethany Menhart

**ALSO PRESENT:** Sarah Pelkey, Landworks; Susan Johnson, Town Clerk; Elizabeth Napier

**CALLED TO ORDER:** 7:00 pm by Sue Johnson, Town Clerk

**QUORUM**—established

**ORGANIZATION**

- **Oath of Office**—Newly elected Planning Commission members, Conor Stinson, Andrea Landsberg, Al Thalen, and Bethany Mencart, were sworn in by the Town Clerk.
- **Officers**—Sue opened the floor for nominations:
  - Jim NOMINATED, Andrea SECONDED, that Holly Noordsy be named Chair of the PC. Holly stipulated that she would accept only if a Co-Chair is also chosen.
    - Andrea NOMINATED Jim to be Co-Chair. Jim declined due to time constraints and other plans.
    - Andrea then NOMINATED Conor, who subsequently declined due to other obligations.
    - Bethany NOMINATED Andrea to be named Co-Chair. Andrea accepted. Jim SECONDED the nominations of Holly and Andrea as Co-Chairs.  
**Motion passed.** 5 in favor, 0 opposed, 2 abstention
- Sue then turned the meeting over to Holly Noordsy, Co-Chair.
- **Secretary**—Bobbie NOMINATED, Conor SECONDED, that Sharon Tierra be named Secretary of the PC. **Motion passed.** 7 in favor, 0 opposed
- **Schedule of Meetings**—Jim MOVED, Conor SECONDED, that Regular Meetings of the PC be held on the third Wednesday of the month at 7:00pm at the Town Hall. **Motion passed.** 7 in favor, 0 opposed
- **Rules of Order**—Andrea MOVED, Jim SECONDED, that meetings be held under the guidance of *Roberts Rules of Order*. **Motion passed.** 7 in favor, 0 opposed
- **Newspaper of Record**—Bobbie MOVED, Bethany SECONDED, that the *Addison Independent* be selected as the newspaper of record. **Motion passed.** 7 in favor, 0 opposed

**AGENDA**—Andrea MOVED/Conor SECONDED a motion to approve the agenda as published. **Motion passed** – 7 in favor, 0 opposed.

## MINUTES

- February 21, 2018—Andrea MOVED / Jim SECONDED, to approve the Regular Meeting Minutes as posted. ***Motion passed***—4 in favor, 0 opposed; 3 abstained
- February 21, 2018—Conor MOVED/Andrea SECONDED, to approve the Town Plan Hearing Minutes as posted. ***Motion passed***—4 in favor, 0 opposed, 3 abstained

## ANNOUNCEMENTS—

- ***Introductions***—New and current PC members introduced themselves.
- ***Plan Hearing***—May need a meeting prior to the May PC meeting to address comments from the SB's Plan Hearing.
- ***Douglas Pond***—Mary Dodge as indicated that the trail plan is currently off the table as the group pursues other avenues.
- ***Park Meeting***—The meeting was supposed to happen after February 22 but was cancelled. It will be re-scheduled for later on. This is to discuss plans for the small area south of the Town Hall.
- ***Construction Noise Ordinance***—The PC has received a letter from a resident, with additional signatures from town residents, requesting that the SB adopt a Construction Noise Ordinance to prevent excessive construction noise in town. The SB and DRB also received copies as well as the PC.

PUBLIC COMMENT—Elizabeth Napier expressed her concerns over the clearing and wood burning at the Bingham property main house. She indicated that the woods are considered to be ecologically important to the town and asked to which Town or State agency she might address her concerns. The Board noted that as the land is in private ownership, the PC has no authority to oversee what the owner does in regard to their woodland. The current owner is in talks with the VT Land Trust about conserving the wooded portion as part of a larger tract they wish to conserve. Once sold, the parcel in question will be sold to be maintained as agricultural land. Elizabeth was advised that she might contact the Cornwall Conservation Committee, as they too will be watching over the project at that site.

## OLD BUSINESS

- ***Vermont Land Trust***—Discussion regarding what response the PC wants to make to VLT after Allan Karnatz' presentation at the last meeting. The group was generally in support of the VLT plan, but wishes to retain some influence in certain areas such as public access (e.g. access to walking trails). They would like to see forests maintained for ecological values not solely monetary values. Holly will contact VLT.
- ***Review of Proposed Zoning/Subdivision Regulations***—Sarah Pelkey
  - Sarah noted this is the first draft of the revised regulations. Once the PC has wrapped their revisions, there will be a Public Forum, then a PC Hearing, and a

Hearing held by the SB. The review process will be a section by section review. She noted there are new specific standards for each District, and that there is some renaming of districts but no new districts and no changes to current district bounds.

- The PC reviewed and commented on the revised regulations through §207.
- *Solar Ordinance*—will be revisited when incorporated into the regulations.
- A special meeting was set for Monday, March 26, at 5:00pm at the Town Hall to continue the review from §208.
- Timetable:
  - ~~March 9—first draft~~
  - ~~March 18 comments back to Sarah~~
  - ~~March 21—review comments~~
  - Added 3/21: ***Special meeting March 26***
  - End of March—might need extra meeting
  - Draft to town by April 4 and notice of forum
  - Forum on April 18
  - Document to Select Board by May 30.

**ADJOURNMENT**—Holly MOVED / Jim SECONDED, to adjourn the meeting.  
***Motion passed*** – 7 in favor, 0 opposed.  
The meeting was adjourned at 10:11 pm.

Respectfully Submitted,  
Robin Conway, Substitute Minute-Taker