

Approved May 16, 2018

**CORNWALL PLANNING COMMISSION (CPC)**

Public Meeting and Regular Meeting

Cornwall Town Hall

April 18, 2018

**PRESENT:** Holly Noordsy, Conor Stinson, Al Thalen Jr., Bethany Menkart, Andrea Landsberg, Bobbi Carnwath

**ALSO PRESENT:** David Raphael, Sarah Pelkey, Joanie Donahue, Barbara Greenwood, Ben Wood, Fred Dehaven, Sharon Dehaven, Cheryl Cesario, Katherine Branch, Mary Dodge, Joseph Severy, Elizabeth Napier, David Anderson, Marc Lapin

**PUBLIC MEETING:**

The public meeting was called to order at 7:05 pm.

Holly Noordsy welcomed those in attendance and introduced the Planning Commission members and LandWorks consultants.

David Raphael from LandWorks made a presentation about the process and timeline of the update to Cornwall's zoning and subdivision regulations, and outlined the key changes and components of these proposed regulations. A question and answer period followed the presentation.

The draft document entitled *Town of Cornwall Land Use and Development Regulation* has been on the Town website and at the Town Clerk's office for about a week. Additional copies were distributed at the public meeting. The unified document includes information about the authority and purpose of Town land use and development regulations, zoning district regulations, general requirements that apply to all development, specific use standards, a section on administration and enforcement, and information about zoning permits and development review. There is an additional section with detailed definitions of terms used in the document.

The public comment period for this draft ends May 1, 2018. Several citizens asked questions and made comments regarding the substance as well as the formatting of the proposed regulations. The questions were answered by members of the CPC and by Sarah Pelkey and David Raphael of LandWorks. Holly Noordsy encouraged citizens to continue to send further questions and comments to LandWorks by email or deliver to the Town Hall by May 1. The Planning Commission will hold a hearing on the final draft and the Cornwall Select Board will also hold a hearing on the proposed regulations, prior to their approval.

The Public Meeting concluded at 8:39pm.

**REGULAR MEETING**

**PRESENT:** Holly Noordsy, Conor Stinson, Al Thalen Jr., Bethany Menkart, Andrea Landsberg, Bobbi Carnwath

**ALSO PRESENT:** Sarah Pelkey

The meeting was called to order at 8:55 pm.

Quorum – established.

**AGENDA** - Al T. MOVED/ Bobbi C. SECONDED a motion to approve the agenda as posted.

#### **MINUTES**

- **March 21, 2018** – Bobbi C. MOVED / Conor S. SECONDED a motion to approve the minutes as amended: under Announcements change “noise ordinance” to “construction standards”(2 places). Under public comment strike the sentence “The PC will be notified....to the ZA or DRB”. Strike the sentence “The woods are under.....over management activities.” Under Review of Proposed Regulations, Solar Ordinance change “rewritten” to “revisited.” Motion passed – 6 in favor, 0 opposed.
- **March 26, 2018** – Andrea L. MOVED / Conor S. SECONDED a motion to approve the minutes with the typo in Al Thalen’s last name corrected. Motion passed – 5 in favor, 0 opposed, 1 abstained (Bethany M.).
- **March 28, 2018** – Conor S. MOVED/Andrea L. SECONDED a motion to approve the minutes with the typo in Al Thalen’s last name corrected. Motion passed – 5 in favor, 0 opposed, 1 abstained (Bethany M.)

#### **ANNOUNCEMENTS**

- Vermont League of Cities and Towns sponsoring a municipal planning workshop in Rutland May 23
- Select Board re-approved the Town Plan.
- Town has been notified of an Act 250 application by Middlebury College. Cornwall as adjacent town can comment during the comment period.

**CONSULT SCHEDULES** – May, June, July - quorum is anticipated each month.

#### **NEXT MEETINGS/TIMETABLE FOR REGULATIONS UPDATE**

- Receive public comments until May 1. Sarah Pelkey said that in response to comments at the public meeting tonight, she wants to do more research on the data for the natural resources overlay.
- Hold special working meeting May 7, at 5:30pm. Prior to the May 7 meeting, members should review comments and come prepared to make decisions.
- Regular Meeting on May 16.
- Notice the hearing to be held at the beginning of the June meeting.

Bobbi C. MOVED/Andrea L. SECONDED a motion to adjourn the meeting. Motion passed – 6 in favor, 0 opposed.

The meeting was adjourned at 9:40 pm.

Submitted by Sharon Tierra, Secretary of the CPC