

**CORNWALL PLANNING COMMISSION (CPC)**

Regular Meeting

May 16, 2018

**MEMBERS PRESENT:** Holly Noorsdy, Andrea Landsberg, Conor Stinson, Albert Thalen Jr., Bobbi Carnwath

**ALSO PRESENT:** Mickey Heinecken, Elizabeth Napier, Mary Dodge, Sarah Pelkey, Marc Lapin

The meeting was called to order at 7:03 pm  
Quorum - established

**AGENDA**

Conor S. MOVED /Bobbi C. SECONDED a motion to approve the agenda as posted.  
Motion passed – 5 in favor, 0 opposed.

**MINUTES**

- April 18, 2018 public meeting - Bobbi C. MOVED / Conor S. SECONDED a motion to approve the minutes as posted. Motion passed – 5 in favor, 0 opposed.
- April 18, 2018 regular meeting - Holly N. MOVED /Conor S. SECONDED a motion to approve the minutes as posted. Motion passed – 5 in favor, 0 opposed.
- May 7, 2018 - working group meeting – tabled until next meeting.

**ANNOUNCEMENTS**

Holly announced a meeting of the Town Park planning group - June 6 at 3:15pm.

**PUBLIC COMMENTS** - none

**OLD BUSINESS**

- **Vermont Land Trust (VLT) presentation (proposed Beaver Brook project) follow up** – Holly reported that Allan Karnatz from the VLT is receptive to the idea of a trail as a public good and would like some guidance on where a walking trail might be best sited. The Board is in general agreement that any such trail or foot path should not be sited to follow Route 74, should avoid bisecting working meadows, should connect with other trails, and should take advantage of existing farm roads where possible. It was suggested hat some trail parking on the North Bingham end could be part of development of the project. Holly will communicate with Mr. Karnatz. If/when the project develops further, the CPC would like to weigh in again.
- **Review draft of proposed zoning/subdivision regulations with LandWorks.** The Board heard comments by those present, and has held meetings to consider all comments received in writing (including extensive comments from

the Conservation Commission and Development Review Board). Changes to the working document have been made prior to this meeting, in response to some of the comments, and more changes were suggested tonight.

Mickey Heinecken from Habitat for Humanity had questions about the definition of affordable housing in Town regulations and the Town Plan, and about density bonuses in PUDs. He advocated for more affordable housing in Cornwall, especially affordable housing that is integrated with market housing. He was wondering about the proposed Beaver Brook project and if affordable housing could be part of that development, and if so, what body would make that decision. Holly N. explained that the Planning Commission is tasked with developing Town regulations, the Select Board approves them, and the Development Review Board (DRB) implements them. The DRB has the authority to make conditions for approval of subdivisions. The Board suggested that Mr. Heinecken attend DRB meetings to advocate for affordable housing, and voice his concerns regarding specific applications.

Discussion with Mary Dodge and Marc Lapin from the Cornwall Planning Commission (CCC) - The Board discussed the special features overlay, verified data, and discussed language in the draft document with representatives of the CCC.

Al T. MOVED/Conor S. SECONDED a motion to approve the draft with the changes suggested tonight. Motion passed – 5 in favor, 0 opposed.

Sarah P. will make the changes in the document and will send back out for the Board to review before it is sent to the Agency of Commerce and Community Development to meet requirements of the grant.

Members thanked Sarah Pelkey for all her time in helping the CPC through the process of updating the Town regulations and for going above and beyond in her work.

The Planning Commission needs to have another public hearing (yet to be scheduled) before sending the document to the Select Board.

Bobbi C. MOVED / Andrea L. SECONDED a motion to adjourn the meeting. Motion passed – 5 in favor, 0 opposed.

The meeting was adjourned at 10:20 pm  
Submitted by Sharon Tierra, Secretary of the CPC