

**Cornwall Development Review Board (DRB)  
MINUTES • April 4, 2018 • 7:00–8:20pm  
Cornwall Town Hall**

**MEMBERS PRESENT:** Barbara Greenwood, Joe Severy, Gary Barnett, Magna Dodge, Shari Johnson;

**ALTERNATES PRESENT:** David Anderson, Cheryl Cesario

**GUESTS:** Jim Duclos

1. **CALL TO ORDER:** 7:00pm. Barbara opened the meeting.
2. **WELCOME to new members:** Barbara welcomed Shari to her position as a full member of the DRB, and David to his position as a DRB Alternate, expressing, on behalf of the Board, thanks for their interest and their willingness to serve the Town on the DRB.

3. **QUORUM:** Established.

4. **AGENDA:** Magna MOVED/Joe SECONDED to approve the Agenda. *Motion passed*

5. **MINUTES:**

- **March 1, 2018**—Shari MOVED/Gary SECONDED to approve the March 1 Minutes. *Motion passed*
- **March 7, 2018**—Gary MOVED/Magna SECONDED to approve the March 7 Minutes as amended. *Motion passed*

6. **BOARD LEADERSHIP**

- Barbara opened the meeting with a revisit of the DRB leadership issue. Both she and Joe are willing to continue to serve as Chair and Vice-Chair, respectively, but are more than willing to hand their positions over to anyone interested in assuming the roles.
- A brief discussion followed, after which the Board members agreed that they are happy with the leadership roles as they are currently and wish to make no changes at this time.

7. **CORRESPONDENCE**

- **Copy of revised letter from Janet and Bill Warren re proposed Beaver Brook subdivision**—Letter was marked and placed in the Beaver Brook file as *Exhibit F*, replacing the original document.
- **Copy of letter regarding excessive construction disturbances**—Letter was sent to Selectboard and Planning Commission as well, and was signed by a number of residents seeking protection of neighboring properties from excessive noise and other disturbances caused by construction projects. Letter was filed in the Beaver brook folder.

8. **OTHER BUSINESS**

- **Planning Commission plans re draft of consolidated zoning regulations; DRB review**—The PC was not able to provide Barbara with a copy of the draft regulations in time for this meeting, but indicated that a copy should be available soon once their own comments and changes have been incorporated. The PC and Landworks will host a forum on April 18 to present the draft regulations, highlighting the key changes and seeking public comment.
  - The DRB asked Jim Duclos if he could shed any light on the proposed new regulations. He indicated that he—as a PC member—was not comfortable discussing them until the draft is released, but as ZA he noted that he had requested that front yard set-backs in the MDR and LDR districts be reduced from 100 to 75 feet, as this will reduce the number of non-conformities

created given that many older structures are closer to the road than 100 feet. He also requested that lot area coverage be changed, especially for pre-existing small lots. The Village areas have had a sliding scale for some time and his feeling is that other districts should also. Again, to lessen the instances of non-conformities created. A third request was to change the set-backs for all yards on interior lots from the front yard set-back being applied to all yard set-backs to setting all yard set-backs to an equal 50-foot set-back. This would work better as there is no defined front yard for interior lots, making it difficult to determine which set-back footage to use. However, he could not say whether or not these requests were incorporated into the proposed combined regulations.

Jim did say that the proposed combined regulations total 133 pages as a good deal of material was added to comply with updated Statutes, and the inclusion of special overlays dealing with a number of issues such as riparian bounds and sensitive ecological areas.

- **Post-Forum meeting**—The DRB discussed possible dates for a special meeting for the purpose of setting out comments on the proposed regulations. Given the rather short period between the forum on the 18<sup>th</sup> and the PC's deadline for comments by the end of April, the DRB decided they would meet on April 25 at 7:00pm at the Town Hall. Barbara will check to make sure the Town Hall is available, and post the agenda.
- **Newsletter**—Sue Johnson has advised that the next Cornwall Newsletter deadline is the 6<sup>th</sup>
- **DRB contact info**—Shari has a new town business email, Barbara asked if there were any other contact up dates. She will update the contact sheet and send out.

#### **9. Members' Availability for upcoming meetings—**

- **May 2, 2018**—All expect to be available
- **Coverage May 13–26**—Barbara will be away and asked if Joe will be able to cover for her, Joe indicated he will be able to do so.
- **June 6, 2018**—Magna & Shari will be away; Gary, Barbara, David, Cheryl expect to be available; Joe may be available depending on weather

#### **10. Deliberative Session**—Markwell Subdivision

**NEXT MEETING: May 2 at 7:00 pm, Town Hall**

**ADJOURNMENT**—Magna MOVED, Gary SECONDED, to adjourn at 8:15PM. *Motion passed*

Respectfully Submitted,  
Robin Conway, DRB Secretary