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CORNWALL PLANNING COMMISSION (CPC)

Regular Meeting, Cornwall Town Hall

November 1, 2018

MEMBERS PRESENT: Holly Noordsy, Conor Stinson, Jim Duclos, Sarah Pelkey, Al Thalen, Jr. (Al arrived after agenda was approved).

The meeting was called to order at 6:38 pm.
Quorum - established

AGENDA

Jim D. MOVED / Conor S. SECONDED a motion to approve the agenda as posted.
Motion passed - 4 in favor, 0 opposed.

MINUTES - October 24, 2018

Conor S. MOVED / Sarah P. SECONDED a motion to approve the minutes with the following correction: under Review of Draft of By-laws, short term rentals discussion, strike the phrase “to 50” and add “the” before the word “number.” Motion passed - 4 in favor, 0 opposed, 1 abstained (Jim D.).

ANNOUNCEMENTS AND MEETING SCHEDULE

Special meeting is scheduled for Wednesday, November 14 at 6 pm to continue review of draft of Town by-laws.

OLD BUSINESS

- **Update on proposed Fire Department Tower** - notice of filing of the application has not yet been received by CPC members or neighboring property owners.
- **Discussion of Solar Ordinance** - The zoning by-laws address solar siting and screening, but will not be in place by the time Cornwall's interim solar ordinance expires in December. The CPC agreed to recommend 2 options to the Select Board - 1) adopt as is, or 2) modify with language from draft by-laws.
- **Discussing of draft of zoning and subdivision by-laws** - Discussion focused on:
 - language clarifying uses that are allowed, conditional, and not allowed. Important to state that uses that are not listed as permitted uses (by right or conditionally) are not allowed.
 - definition of a “service station”
 - square footage of retail limited to 2,500 square feet in the 2 villages. Town Hall remaining the largest building.
 - “gateway” defined as a visual indication that one is entering a village

- width of an easement to access an interior lot, discussion of “flag” lot vs “interior” lot with easement as a tool for in-fill. AI will do more research.
- lot coverage based on acreage. Sarah will do more research and will send information to all.
- difference between “open space” and “recreational contribution” for major subdivisions. Clarification needed in the draft.

NEW BUSINESS - none

OTHER BUSINESS - Discussion of the role of the Development Review Board (DRB) in enforcing the Zoning and Subdivision By-laws and the importance of giving the DRB as much time as possible to read the final draft prior to the public hearing. Once the CPC votes to approve the final draft on November 14, plan is to send the document to the DRB by email as a PDF. CPC members are very willing to attend the DRB meeting on December 5 to answer questions, if that would be helpful.

Conor S. MOVED / Sarah P. SECONDED a motion to adjourn the meeting. Motion passed - 5 in favor, 0 opposed.

The meeting was adjourned at 9:32 pm.

Submitted by Sharon Tierra, Secretary of the CPC