

Approved November 28, 2018

**CORNWALL PLANNING COMMISSION (CPC)**

Regular Meeting, Cornwall Town Hall

November 14, 2018

**MEMBERS PRESENT:** Holly Noordsy, Andrea Landsberg, Jim Duclos, Conor Stinson, Al Thalen Jr, Sarah Pelkey

The meeting was called to order at 6:05 pm.  
Quorum - established.

**AGENDA** - Andrea L. MOVED / Jim D. SECONDED a motion to approve the agenda as amended with the addition of an update on the proposed tower at the Fire Department. Motion passed - 6 in favor, 0 opposed.

**MINUTES** - November 1, 2018 - Sarah P. MOVED / Conor S. SECONDED a motion to approve the minutes as amended: Under discussion of zoning and subdivision regulations, change the sentence defining “gateway” to read: “ ‘gateway’ is defined as an arrival point. In Cornwall, it is the visual indication that one is entering a village. Motion passed - 6 in favor, 0 opposed.

**ANNOUNCEMENTS** - none

**PUBLIC COMMENTS** - none

**OLD BUSINESS**

• ***Fire Department Tower Update*** - Holly N. reported that there is no notice yet of a completed application. The CPC needs review the application, once it is filed, to assess whether the substance of the application is the same substance upon which the CPC letter of support was based.

• ***Review/Approve Final Draft Zoning and Subdivision Regulations***

The rest of the meeting was spent discussing remaining issues in Sections 205.1 through Section 423. Topics discussed included:

- permits needed for certain by right uses,
- short term rentals,
- storage facilities,
- retail pot facilities (managed by the State and so not needed in Town regulations),
- abandoned or damaged structures,
- driveways, streets and sidewalks,
- lot frontage - including using language such as “non-frontage lot” instead of “landlocked lot,”

- using the correct term “Required Agricultural Practices” instead of “good agricultural practices,”
- residential parking should specify a minimum of two spaces per unit,
- performance standards,
- scenery, underground utilities,
- home industry and home occupation,
- personal landing areas,
- wind turbines,
- renewal energy structures and the issue of historic roofing materials.

Because there are more sections with remaining issues to be discussed, a special meeting was scheduled for Wednesday, November 28 at 5:30 pm.

Jim D. MOVED / Conor S. SECONDED a motion to adjourn the meeting. Motion passed - 6 in favor, 0 opposed.

The meeting was adjourned at 9:55 pm.

Submitted by Sharon Tierra, Secretary of the CPC