

Approved February 20, 2019

CORNWALL PLANNING COMMISSION (CPC)

Special Meeting, Cornwall Town Hall

December 12, 2018

MEMBERS PRESENT: Holly Noordsy, Andrea Landsberg, Conor Stinson, Al Thalen Jr. (arrived during review of draft by-laws), Sarah Pelkey

ALSO PRESENT: Gary Barnett

The meeting was called to order at 6:04 pm.

Quorum - established

AGENDA - Andrea L. MOVED / Conor S. SECONDED a motion to approve the agenda, with review of draft by-laws as the first order of business after announcements. Motion passed - 4 in favor, 0 opposed.

ANNOUNCEMENTS

- Select Board will hold a hearing in early January on the Solar Screening Ordinance, and plans to adopt as is for now. Ben Marks sent his personal comments regarding solar siting and screening to the CPC for consideration in the draft of the Land Use and Development Regulations, when drafting language to replace the current solar ordinance in the near future.
- Letter from Barbara Greenwood on behalf of the Development Review Board (DRB), requesting that the CPC postpone the hearing scheduled for January 9, for a month, to give the DRB more time to thoroughly review the document.

OLD BUSINESS

- **Discuss and vote on the hearing draft of proposed new by-laws** - the Board engaged in detailed discussions on the remaining issues in sections 425-806, in order to clarify language, check for consistency, ensure accordance with State Statutes, and address outstanding questions/feedback from the previous hearing and subsequent CPC meetings.

Al T. MOVED / Conor SECONDED a motion to approve the hearing draft of the Cornwall Land Use and Development Regulations. Motion passed - 4 in favor, 0 opposed, 1 abstained (Sarah P.)

- **Set date of hearing** - After a long discussion on the pros and cons of delaying the date of the hearing on the proposed new by-laws, and in response to the requests from the Select Board and the DRB to change the date, Conor MOVED / Al SECONDED a motion to re-schedule the hearing to January 16. Motion passed - 5 in favor, 0 opposed. The Board deemed the date of January 16 as the latest possible date for the hearing, in consideration of the process between January 16 and the election at Town Meeting in March, which may include the need to make further changes to the document by members who are very familiar with it. There are only two members of the CPC who will not be up for re-election in March. Next steps to

prepare for the hearing - prepare handouts: an executive summary and a short document that highlights the changes from the first draft and the rationale for the changes. Conor will work on the executive summary.

- **Proposed Fire Department Radio Tower - update** - Sarah P. reported that she has reviewed the application that the Fire Department has submitted to the Public Utilities Commission (PUC). She concluded that there are some minor changes and some inconsistencies with the previous application that the CPC reviewed and on which the letter of support was based, but the content is not vastly different. The application is currently being reviewed by the PUC.

PUBLIC COMMENTS - Gary Barnett, who was present for most of the three and a half hour meeting, expressed his deep appreciation for the extensive work of the CPC on this document over the past many months, for their research, time consuming discussions of complex issues, and attention to detail in the document.

Andrea L. MOVED / Conor S. SECONDED a motion to adjourn the meeting. Motion passed - 5 in favor, 0 opposed. The meeting was adjourned at 9:40 pm.

Submitted by Sharon Tierra, Secretary of the CPC