

Approved May 21, 2019

Cornwall Select Board
Special Meeting May 14, 2019

Members Present: Ben Marks, Brian Kemp, John Roberts, Magna Dodge, Ben Wood

Also present: Sarah Pelkey, Eric Blair

The meeting was called to order at 7:02 PM.

Discussion of Draft Zoning and Subdivision Regulations

Magna D. had been tasked with tracing through and describing the approval process for a minor subdivision under the draft regulations. She reported her findings. There followed a general discussion of the new regulations' complexity and level of detail and whether the draft regulations could be used by an ordinary citizen or the Development Review Board.

Ben W. had been tasked with evaluating a hypothetical minor subdivision of his own property, which would be located in a new Natural Resources overlay under the proposed regulations. Ben W. reported that, after consultation with Jim Duclos, he was able to figure out in principle how a 10-acre lot could be subdivided from the land he now owns. There followed a general discussion of the scope and effects of the Natural Resources overlay. Ben W. was tasked with following up with members of the Conservation Commission about the sources and methods used to produce the overlay.

John R., who has recently subdivided his land and built a new home, had been tasked with analyzing his subdivision and construction as if it were taking place under the new regulations and to compare it to the process he went through. John reported that he was not able to clearly track his home construction project through the proposed approval process and that the requirements for doing so were complex.

Sarah Pelkey assisted the Select Board in its discussion of provisions of the proposed regulations.

Ben M. was tasked with following up with Sarah Pelkey regarding suggestions for streamlining the draft rules to make them more user-friendly.

The discussion continued until 9:20, when the meeting on unanimous voice vote was adjourned.