Approved _____, 2019

Cornwall Development Review Board *(DRB)*
MINUTES • July 9, 2019 • 7:00–8:00pm
Cornwall Town Hall

MEMBERS PRESENT: **Barbara Greenwood, Magna Dodge, Shari Johnson, David Anderson, Joe Severy**

ALTERNATES PRESENT: **Cheryl Cesario**

ATTENDEES: **Elizabeth Napier, Bethany Menkart, Allison Quinttus**

1. ***CALL TO ORDER:*** 7:00pm. Barbara recused herself as she has an interest in the possible purchase of some of the Cheetham parcel. Joe assumed the Chair and opened the meeting.

2. ***QUORUM****:* Established.

3. ***AGENDA***: Magna MOVED/David SECONDED to approve the Agenda as presented. ***Motion passed***

4. ***MINUTES:***
   - ***June 3, 2019***——Magna MOVED/Barbara SECONDED to approve the June 3 Minutes as amended. ***Motion passed***.

5. ***SKETCH PLAN REVIEW,*** **Nigel Cheetham—**Proposed subdivision, 1787 Sperry Road. Mr. Cheetham was conferenced in by phone as he was in England. Barbara moved to sit with the attendees.
   - A discrepancy was noted between the parcel sizes noted on the map and in the description. It was decided that the sizes on the map would be taken as the reference.
   - Cheryl had printed out ANR soil maps, which also indicated some discrepancies in the soil descriptions. The ANR maps were submitted and taken into evidence (*Exhibit F*).
   - ***Nigel***—Lot sizes, at this point, are just estimates.
   - ***Cheryl*** noted that the ANR maps do not show a pond site, the 17+-acre parcel is predominantly clay.
   - ***Nigel***
     - Knows little of wetland rules and is forced to rely on others who, to his understanding, are more expert than he.
     - Because of the rule change regarding requirement for a back-up septic system, the 2nd system may be used for Lot 3. No pits have yet been dug for this proposal, sitings are from a previous proposal.
     - Pending DRB approval, all remaining soil work will go forward.
     - Bernard & Gervais, a State certified septic engineering company, will be handling the soil work. They have a wetlands ecologist who will provide site evaluations. In addition to their wetlands expert, the company also has septic survey experts on staff.
   - ***Barbara*** (recused)—Noted that the area containing the old orchard, about 100' from North Bingham Street, provides significant wildlife cover and travel corridors. There is concern that 2 new houses and drives, and the required clearing of the old orchard and other growth, could cause a disruption in the movement of wildlife through the area. This is particularly likely as Sunrise Orchard has been significantly fenced off along Sperry Road.

She requested that the DRB consider prevention of clearing the growth as indicated by the proposed building envelopes, both for the sake of wildlife and for the protection of views from her neighboring parcel. Barbara provided copies of her comments (*Exhibit E*), with related references to sections of the *Cornwall Town Plan* and Cornwall's *Zoning* and *Subdivision Regulations*, to the DRB for inclusion in the records.

- ***Nigel*** noted that precedent had been set by prior clearing, as well as by the development of other houses in the area.
- ***Joe*** noted that the Conservation Committee will weigh in on the wildlife and clearing issues prior to a Hearing.
- No additional Board comments.
- No comments from the public.
- Joe brought the Review to a close at 7:30, indicating that the DRB would move on to regular business.

6. OTHER BUSINESS—*None*

7. UPCOMING MEETINGS—Barbara announced she would be away August 2–18. Joe will be available for any issues arising during her absence.

- ***August:*** Previously rescheduled for **Thursday, August 1**—all expect to be available.
- ***September:*** Scheduled for Wednesday, **September 4**—all expect to be available.

8. SKETCH PLAN REVIEW—Cheetham Subdivision. Barbara did not participate.

- ***Classification***—Minor
- ***Considerations***—Applicant will be requested to:
  - Establish flagging/markers on the property so DRB can walk the parcel and view the proposed layout.
  - Marking to include building envelope(s)
  - Exhibits accepted into evidence:
    - *Exhibit A*—Cover letter/narrative, dated July 9, 2019
    - *Exhibit B*—Application, dated July 9, 2019
    - *Exhibit C1*—Maps, 11" x 17"
    - *Exhibit C2*—Maps, larger
    - *Exhibit D*—Abbutters list
    - *Exhibit E—W*ritten testimony, Barbara Greenwood, dated July 9, 2019
    - *Exhibit F*—ANR soil maps and fact sheet

NEXT MEETING: August 1 at 7:00 pm, Town Hall

ADJOURNMENT—Meeting was adjourned at 7:55pm, MOVED by Shari/Magna SECONDED, and passed.

Respectfully Submitted,
Robin Conway, DRB Secretary