

**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. Joe, as Chair, 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 had announced her recusal from the Cheetham review, being an abutting property owner, at the June 3 meeting. She 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 2<sup>nd</sup> 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 development precedent had been set by the building 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
- **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*—Abutters list
  - *Exhibit E*—Written testimony, Barbara Greenwood, dated July 9, 2019
  - *Exhibit F*—ANR soil maps and fact sheet
- **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)
  - Include the following Preliminary Plan requirements from *Cornwall Subdivision Regulations Section 320*: The Preliminary Plan shall consist of one original and ~~7 copies~~ ~~(8 total)~~ [ed.: 10 total] of the following maps and information. Information may be preliminary. Maps shall be at a scale no greater than 100 feet per inch.
    1. A completed subdivision permit application form obtainable from the Town Clerk, the application fee and any funds the Planning Commission has determined will need to be escrowed to cover Cornwall's technical review or inspection costs as established per Section 233 of these Regulations.
    2. All information submitted from the Sketch Plan Review.
    3. A statement of the compliance of the proposed subdivision with the Town Plan, Zoning Regulations and other bylaws in effect. If the applicant seeks a variance from any provision of the Zoning Regulations through the Planned Unit Development

section of the Zoning Regulations or otherwise, the applicant shall submit a clear statement regarding the variance(s) requested and why the variance is appropriate under *Cornwall's Zoning Regulations*.

4. A complete survey of the boundaries of the subdivision parcel by a Vermont licensed surveyor including, but not limited to, information concerning the date, true north point and scale. In addition to the outside boundary survey, the map should depict a map of the proposed lots, building envelopes, easements and other infrastructure.
  
6. Description of proposed water supply. A report from an engineer, hydrologist or other person qualified to render an opinion describing the type of system proposed and stating that the system will be designed to meet the State of Vermont Water Supply and Wastewater Rules, including a map depicting the approximate location of the infrastructure necessary for the system. If the source is a community water supply system, the applicant shall present evidence of the right to use such system and the adequacy of such a system to meet water supply requirements of the project.
  
7. Description of proposed sewage disposal system. A report prepared in conformance with state subdivision regulations from an engineer, hydrologist or other person qualified to render an opinion describing the type of system proposed and stating that the system will be designed to meet the State of Vermont Water Supply and Wastewater Rules, including a map depicting the approximate location of the infrastructure necessary for the system. If a community sewage disposal system is to be used, the applicant shall submit evidence of the right to use such system and an engineer's statement of the adequacy of the system to handle the additional sewage.
  
14. Establish temporary markers on the site adequate to enable the Commission to locate and appraise the basic layout of the lots and infrastructure in the field. On the map, show an existing street intersection or provide the distance from one corner of the property to the nearest existing street.

**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