

Approved November 5, 2019 by Select Board
Approved November 20, 2019 by Planning Commission

**JOINT MEETING OF CORNWALL PLANNING COMMISSION (CPC)
AND SELECT BOARD**

Special Meeting, Cornwall Town Hall
October 16, 2019

PLANNING COMMISSIONERS PRESENT: Conor Stinson, Don Burns, AJ Vasiliou, Al Thalen Jr.

SELECT BOARD PRESENT: Ben Marks, Ben Wood, Magna Dodge, John Roberts, Brian Kemp

ALSO PRESENT: Sarah Pelkey, Mary Dodge

The meeting was called to order at 7:06 pm.

Quorum - established

AGENDA - Magna D. MOVED / Conor S./ SECONDED a motion to approve the agenda as posted. Motion passed - 9 in favor, 0 opposed.

Land Use and Development Regulations (LUDR)

The Planning Commission and the Select Board discussed the proposed LUDR and approval process of such, including:

- information about recent development in Cornwall - an average of 5 houses a year for the past 10 years;
- a review of the two-year process of drafting the document in consultation with Addison County Regional Planning Commission, Cornwall Development Review Board (DRB), Cornwall Conservation Commission, and the Town attorney;
- public hearings held to date;
- approval process if no changes, if minor changes, or if major changes;
- Select Board concerns about format, that the document needs to be more user friendly. For example, if a property owner wants to do a minor subdivision he/she should be able to easily understand the application requirements (with help from the zoning administrator if needed), but would not have to hire experts such as an engineer or architect;
- work done by Sarah Pelkey to compile linear versions of the minor and major subdivision sections of the LUDR for facilitation of review;
- Planning Commissioners concerns about process and request for a list of policy concerns from the Select Board. CPC wants to avoid an open-ended process, that would conflict with the other work they have to do in the next few months.
- the solar ordinance and why it needs to be a stand-alone document and not incorporated into the LUDR;
- Intention of the Select Board to "honor and preserve the work that has been done" by the CPC, while streamlining the document not only for the benefit of users but also for enforcers (DRB).

Next Steps:

1. Select Board will produce a list of policy concerns to present to the Planning Commission by the goal of December 3.
2. The Select Board and Planning Commission will then discuss and decide next steps at a joint meeting. Working in small groups of 2 people from each board to review specific parts of the document will be one option to consider as a process.

Ben M. MOVED / Conor S. SECONDED a motion to adjourn the meeting. Motion passed - 9 in favor, 0 opposed.

The meeting was adjourned at 8:30 pm.

Submitted by Sharon Tierra, Secretary of the CPC and of the Select Board