

**Cornwall Development Review Board (DRB)
MINUTES • March 4, 2020 • 7:00–8:30pm
Hearing • Cornwall Town Hall**

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

ALTERNATES PRESENT: Joan Lynch

ATTENDEES: Nigel Cheetham [via Skype], *Applicant*; Jason Barnard, *Applicant's Land Engineer*; members of the public (1)

1. **CALL TO ORDER**—7:00pm. Barbara opened the meeting.
2. **QUORUM**—*Established*. Barbara welcomed Joan to her first meeting of the Board as an Alternate.
3. **AGENDA**—Magna MOVED/David SECONDED to approve the Agenda as presented.
Motion passed
4. **MINUTES**—Magna MOVED, Shari SECONDED, to accept the **Minutes of February 5, 2020**, as amended. *Motion passed*.
5. **HEARING**—*Nigel Cheetham, U-Phoria Minor Subdivision Application*
 - Barbara turned the meeting over to Joe for the Hearing and took a seat away from the table.
 - Joe opened the hearing noting that this was a continuation of Nigel Cheetham's hearing for a minor subdivision (3 Lots, ranging from 4.76 to 7.76 acres) at 1787 Sperry Road. The first hearing was held December 4, 2019, the second on February 5, 2020, and tonight's is the third. He then asked if the Board had any ex parte communications, or visits to the property to disclose:
 - Shari and Magna visited the property on February 10.
 - David noted he had corresponded with Joe to ensure that he had received all relevant documents.
 - Joe noted that he had had a short discussion with Jim Duclos but nothing of impact to this application was discussed.
 - **EXHIBITS**—The following were entered as Exhibits:
 - *Exhibit M*—Receipts for certified mail to abutters for the hearing notifications; dated January 13, 2020.
 - *Exhibit N*—Email to Joe from Nigel; dated January 21, 2020.
 - *Exhibit O*—Updated Conservation Committee report; dated January 30, 2020.
 - *Exhibit P*—Email to Joe from Jason Barnard; dated January 31, 2020.
 - *Exhibit Q*—Email to Joe from Jason (dated February 7, 2020) forwarding response from Elias Erwin stating that the only permissible mound location on Lot 2 was the spot as listed on the State's Wastewater Permit.
 - *Exhibit R*—Email to Joe and Ben Marks from Nigel; dated February 13, 2020.
 - *Exhibit S*—Comments from the Byers; filed December 3, 2019.
 - *Exhibit T*—Comments from Barbara Greenwood; filed December 4, 2019.
 - **APPLICANT'S COMMENTS**

- ***Nigel*** asked if the email from Elias Erwin satisfied the Board’s request for clarification on the Lot 2 mound location. Board agreed it had done so.
 - He requested a copy of the updated Conservation Committee report , *Exhibit O*.
- **FINAL QUESTIONS OR COMMENTS**—Joe asked the Board and Nigel if there were any other questions or comments either had for the other:
 - No additional Board comments or questions
 - No additional Applicant comments or questions.
- **HEARING CLOSED**—At 7:15, with no further questions or comments, Joe noted that, once closed, the Board would issue its decision within 45 days. He then closed the Hearing.

Board Business Resumed--Barbara resumed her duties as Chair and called the Board back to resume its regular business meeting at 7:25 p.m..

6. CORRESPONDENCE—Barbara noted she had received email from Jim Carroll regarding timing issues for Beaver Brook.

7. UPCOMING MEETINGS—

- ***April 1, 2020***: All expect to be available.
- ***May 6, 2020***: All expect to be available.

8. ELECTION OF OFFICERS—

- ***Chair***: Magna nominated Barbara to be the DRB’s Chair, Shari SECONDED. ***Motion passed.***
- ***Vice-Chair***: Joe nominated David to be the DRB’s Vice-Chair, Magna SECONDED. ***Motion passed.***

Barbara turned the meeting back over to Joe for the DRB’s deliberative session and took her leave.

9. OTHER BUSINESS—

10. DELIBERATIVE SESSION—

- U-Phoria Property LLC

NEXT MEETING—April 1, 2020, at 7:00 pm, Town Hall

ADJOURNMENT—Meeting adjourned at 8:30p.m.

Respectfully Submitted,
Robin Conway, DRB Secretary