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CORNWALL PLANNING COMMISSION (CPC)

Regular Meeting, via Teleconference

August 19, 2020

Note: All Cornwall Planning Commission meetings will be via teleconference until further notice.

MEMBERS PRESENT: Conor Stinson, Don Burns, AJ Vasiliou, Josh Stearns

Recording of the meeting announced.

The meeting was called to order at 7:05 pm.

Quorum - established

AGENDA - Don B. MOVED / AJ V. SECONDED a motion to approve the agenda as amended with addition of the review of draft of Flood Resiliency introduction in OLD BUSINESS. Motion passed - 4 in favor, 0 opposed.

MINUTES

- **July 22, 2020-** Don B. MOVED /AJ V. SECONDED a motion to approve the minutes as posted. Motion passed - 3 in favor, 0 opposed, 1 abstained (Josh S.)

ANNOUNCEMENTS - Conor S. said he posted information about the need for new CPC members in the Town newsletter on on Front Porch Forum.

CORRESPONDENCE REVIEW

- Notices from Middlebury College regarding change of use of several buildings.
- Notice from Addison County Regional Planning Commission that transportation planning grants are available

PUBLIC COMMENTS - none

OLD BUSINESS

- **Land Use Development Regulations (LUDR) update** - Don B. summarized the most recent progress in the Town regulations update process. Using former Zoning Administrator Jim Duclos' list of needed changes, along with the notes of a meeting that Ben Marks had with Jim Duclos, Don B. drafted an update to the existing regulations. Don B. said he used language from the LUDR when appropriate. Don's draft has been reviewed by Ben Marks, who added language acknowledging connectivity and habitat overlays, based on the approach used by the Town of Waltham. This draft has the changes tracked, and has distributed to the CPC and

Select Board. Don B. reported that Ben Marks reached out to Mary Dodge of the Conservation Commission (CCC) and provided the CCC with this latest draft. Don B. attended the CCC meeting this afternoon, and said that the CCC does intend to provide comments about the draft. Don plans on attending the Select Board meeting on September 1, to relay the comments from the CPC.

A long discussion about the Town regulations update ensued. CPC members discussed the scope and the process of the update and focused on certain content details that Jim Duclos also said should be addressed, such as air B&B, bed and breakfast, short term rentals, farm worker housing. The CPC also discussed the removal by Ben Marks of language about preserving the character of the Town, after AJ V. expressed her objection to its removal. It was agreed that the scope of this update should not be limited to the technical changes suggested by Jim Duclos, but should also include other changes that need to be addressed at this time. That is the work the CPC is responsible for doing. Toward this end, Don B. offered to make a list of details that require a "judgement call" by the CPC. AJ V. will review. Then Don will distribute this list to the CPC this week for review and comments. The goal is to have these comments available to Don when he attends the Select Board meeting on September 1.

Conor S. expressed appreciation on behalf of the CPC for all the work that Don B. has done on the Town regulations update - attending meetings, extensive reading and drafting an update. It was no small effort and is deeply appreciated.

- **Review of Draft of Flood Resilience Introduction** - the CPC reviewed the document that AJ V. drafted, concluding it is clear, succinct and informative. Next steps are to post on the Town website, along with information about the process of amending the Town Plan, and the fact that there will be a public hearing (probably on Zoom), date to be announced. The public will be asked to submit comments before, during and after the hearing.

NEW BUSINESS

- **Membership** - None of the CPC members has heard from anyone interested in joining the CPC, after the postings in the Town newsletter and Front Porch Forum. Conor S. said that while this may be an especially difficult time, given the pandemic, to recruit new members, current members should continue to do talk with Cornwall citizens about the work of the CPC and the need for additional members willing and able to do that work.

ADJOURNMENT

Don B. MOVED / A.J. V. SECONDED a motion to adjourn the meeting. Motion passed - 4 in favor, 0 opposed

The meeting was adjourned at 8:57 pm.

Submitted by Sharon Tierra, Secretary of the CPC