

## **Attachment to the CCC's Northern Cross Waiver Application Review: Request To Ask Questions of the Applicant**

As a part of our Review, the CCC would like an opportunity to ask questions of the applicant.

In preparation for posing these questions, we include the following quotations from the Project Narrative and Waiver Request section of the application.

*The first sentence states that the applicants are proposing to "improve" an "...undeveloped parcel of land...in a manner consistent with the goals set forth in the Town Plan for the Cider Mill-Ridge Road land use area, and with the objectives of the Medium Density Residential zoning district."*

Further along, reference is made to the Cornwall Town Plan:

*"The requested waiver is consistent with both the Town Plan and 24 V.S.A. 4302. Specifically, Nature and The Environment Goal #3 of the Town Plan to 'Protect and enhance the rural, scenic character of Cornwall's landscape.'*

The application then states that one the goals of the requested waiver is the following:

*"The proposed building and its associated infrastructure are clustered in the easterly end of the parcel to allow for the remainder of the parcel to remain unfragmented and naturally wooded."*

Our questions.

1. The applicants wrote that the variance they are seeking would improve the parcel. From an ecological perspective, the clear cutting of the forest dramatically diminishes its value. How will the removal of this forest preserve or enhance the rural character of the property and its wooded and unfragmented values?
2. How much of the property's 3.8 acres is included in the clear cut and how much was left uncut?
3. In the CCC's Review, we speculated that the woods that remain to the west, while dramatically reduced from their former width, would continue to provide some habitat connectivity options. What are the plans for the forest in this area? Is it the intention of the applicant that it will remain uncut and naturally wooded?