

MacFadden Sketch Plan  
Cornwall Conservation Commission Comments  
April 26, 2022

The Cornwall Conservation Commission is offering preliminary comments on the proposed subdivision of the MacFadden property located at 625 VT Route 30 in Cornwall based on the brief site visit conducted by M. Dodge and D. Burns on April 21, a landscape analysis of GIS maps, local trail camera documentation, and information from the 2015 Ecological Inventory of Cornwall by Brett Engstrom.

The central portion of the property, approximately one third of its total area, is a mixed secondary forest which likely provides a travel corridor for wildlife to move back and forth from the northern end of Middlebury Swamp across Bardon Drive to the numerous forest patches around Cobbs Corners to the west and south. This forest also links with forested areas across Route 30 to the northwest and with the Ledge Creek area on the north.

Of the three proposed new house locations, only one appears to directly impact this forest area. The Lot 2 house site is located in an open unforested area, and the Lot 4 house site is located within but near the perimeter of the forest area.

The Lot 3 house site, as currently proposed, is well within the forested area and likely would involve extensive removal of tree cover resulting in a significant reduction of the width of the corridor and therefore its value as a travel route for wildlife.

We encourage the applicant to consider relocating the Lot 3 house site to the northern end of the parcel thereby preserving the greater part of the forest between it and the existing house on Lot 1.

To further maintain the current level of habitat connectivity, it will be important that the owner of Lot 1 preserve the existing forest on its north side and that the future owner of Lot 4 preserve the remaining woods around the proposed house site as well as the open space elsewhere on the property.

Mary Dodge  
Don Burns