

**Cornwall Conservation Commission
Review Form for Subdivision and Variance Applications**

Name of Applicant: **Michael and Julie Pyle**

Location/Address of Subdivision: **2846 Rte 30, Cornwall, Vermont**

Date of Preliminary: **Sketch Plan Discussion, January 4, 2023**

Date of Commission Review: **December 31, 2022**

Recommended Request for additional natural resources information to be provided by applicant: (describe type of information and why it is requested)

Yes No

Request for site visit:

Yes No **Completed on December 22, 2022**

Request to question applicant or applicant's representative:

Yes No

Request to have a review of the application completed by a natural resources professional: (if yes, provide rationale for this request)

Areas of the property:

DEC's Vermont Wetland Screening Tool identifies the presence of a Class 1/11 wetland on this property. It is extensive, covering almost half of the property, and surrounds the proposed building area on several sides. The CCC requests this wetland and its buffers be mapped by a Wetland Ecologist.

Conservation Commission has no concerns with the project as proposed

Conservation Commission has the following concerns with the project as proposed:

The Sketch Plan's description of the property's topography as "level to rolling and includes pasture and light woodland" inaccurately describes this interesting and varied property. In addition, the Sketch Plan map is incomplete, leaving a significant portion of the property unmapped.

Determination of whether the property has natural resources of importance, including but not limited to:

- Rare, threatened, endangered, uncommon species
- Natural communities
- Historic forest cover (mature forest in 1942 photos)
- Wildlife habitat
- Wildlife connectivity
- Wetlands
- Surface waters
- Vernal pools
- Prime or Statewide agricultural soils

(describe resources and sources of information relied upon)

**Wetlands (DEC Permit Navigator Tool)
Wildlife Habitat: Riparian Areas (ANR BioFinder)
Surface Water (ANR BioFinder)**

Assessment of whether the application proposal would likely have negative impacts on natural resources of importance, including but not limited to those bulleted above:

(describe possible impact and sources of information relied upon for analysis)

To be determined, based on further information.

Recommendation of Cornwall Conservation Commission:

The Conservation Commission visited the project site and consulted with Agency of Natural Resources' data resources including its BioFinder mapping tool. BioFinder lists the Surface Water and Riparian Areas of the Pyle property as Highest Priority for preservation. Because of the importance for protecting this wetland, accurate delineation and mapping of this property is needed.