

Approved December 20, 2023

**CORNWALL PLANNING COMMISSION (CPC)**

Public Hearing and Regular Meeting  
Cornwall Town Hall and via Teleconference  
November 15, 2023

**MEMBERS PRESENT:** Don Burns, Mickey Heinecken, Katherine Branch, Chet Van Dellen, Conor Stinson

**ALSO PRESENT:** Ben Marks, John Roberts, Tanya Byker

Recording announced.

**CALL TO ORDER** - the meeting was called to order at 7:03 pm by the Meeting Chair, Katherine Branch

**QUORUM** - established

**AGENDA** - Don B. MOVED / Chet V.D. SECONDED a motion to approve the agenda as amended. **Motion passed** - 4 in favor, 0 opposed.

**MINUTES**

**October 18, 2023** - Don B. MOVED / Chet V.D. SECONDED a motion to approve the minutes as amended, with the addition of Maddison Shropshire's last name and the correction of the meeting chair for the November meeting as Katherine B. **Motion passed** - 4 in favor, 0 opposed.

**ANNOUNCEMENTS**

Katherine B. announced that the VTFW Community Wildlife Webinar on Better Zoning to Prevent Fragmentation was recorded and that she will send out the link for those who are interested.

**PUBLIC COMMENTS** - none

**NEW BUSINESS**

• **Meeting with the Select Board**

After introductions, the Select Board and the Planning Commission (CPC) discussed each board's role by Statute, their priorities and goals for the coming year, and ways to work together for the benefit of the Town.

Katherine B. said that in the next 8-10 months the CPC will be reviewing the zoning and subdivision regulations and meeting with various Town boards and committees. Ben M. advised that the job of reviewing and updating the zoning regulations is a big job, and that participation of representatives from the Select Board and Development Review Board (DRB) and other town groups as relevant, throughout the process, would be advantageous and effective. Ben M. also suggested that the update process of Town regulations be stretched out over several years.

Don B. said that the CPC has most recently focused on implementing some Town Plan goals and efforts are underway to form a housing subcommittee and joint energy committee with Weybridge. He added that the goal of the housing subcommittee is not to solve the current housing crisis, but rather to come to a good understanding of the housing situation and housing needs in Cornwall, to identify resources, and to raise up housing issues and solutions.

It was noted that Don Burns serves on the Select Board, the Planning Commission, and the Conservation Commission, and often facilitates communication between them. Other ways for town boards to stay in communication should also be put in place.

- **Discussion of memo ref: Act 47 (S.100) summary from Vermont Department of Housing and Community Development**

Act 47 is now the law of the land, and all language in the law supersedes related local regulations. Conor S. has spoken with the Vermont League of Cities and Towns and with the Addison County Regional Planning Commission regarding Act 47. Conor advises that the Town conduct a small group review of this document and Cornwall's regulations to assess what changes be incorporated in the future. Given current development pressures in Cornwall, this will probably be added to next year's planned work on the zoning/subdivision regulations but it's worth understanding where we're at before then. Barbara Greenwood, Chair of the DRB, has done a preliminary review, and shared her comments with the CPC. Next steps: Conor S. and Chet V.D. will work with the DRB to see what they need, and will notify the public regarding specific local regulations that Act 47 supersedes, until Cornwall's regulations can be changed.

### **CORRESPONDENCE REVIEW**

- Notice from the Town of Shoreham regarding an update to Shoreham's zoning and subdivision regulations - now called Shoreham Unified Development Regulations

### **OLD BUSINESS**

- **Update on possible joint (with Weybridge) Energy Committee - Don B.**

Don B. reported on the progress in forming a joint energy committee with Weybridge. The Cornwall Select Board is in favor. Gary Barnett, Cornwall's Energy Coordinator has been talking with Gwen Nagy-Benson, who will talk first with the other members of the Energy Committee in Weybridge, and then with the Weybridge Select Board about Cornwall's interest. Weybridge taxpayers support energy projects in Weybridge, so there needs to be an understanding that those funds are reserved for Weybridge residents. Gary B. will report back to the CPC regarding further progress of discussions about a joint committee, and he plans to write something for the town newsletter.

- **CORA update and discussion - Don B**

Don B. reported that CORA was recently pledged \$70,000 in ARPA funds from the Town. Don said that he will draft a letter of support for CORA, and will distribute it before the December meeting for CPC review.

- **Updates about Community Outreach for Housing Committee - Chet V.D and Mickey H.**

Chet V.D. reported that he and Mickey have been contacted by at least 7 people who are interested in joining the housing committee. He and Mickey will soon be choosing a date in January for the first committee meeting. Chet added that he also received some emails of appreciation for the efforts to form this type of committee in Cornwall. Don B. advised that the committee include a members or members of the CPC for facilitation, but that the chair or co-chairs be others on the committee. Conor S. will check to see if there are any relevant Statutory requirements.

### **OTHER BUSINESS - none**

### **ACTION ITEMS**

1. Meeting Chair for the December meeting is Mickey Heinecken.
2. Conor S. check on Statutory requirements for subcommittees.
3. Don B. draft letter of support for CORA and distribute before the December meeting for review.

4. Vote on/sign CORA letter of support during December meeting.
5. Conor and Chet reach out to Barbara Greenwood regarding Act 47.
6. Katherine B. send link to webinar.
7. Chet and Mickey set date for first meeting of housing committee.
8. Communicate with the public about specific town regulations that are now superseded by Act 47.

#### **ADJOURNMENT**

Don B. MOVED / Mickey H. SECONDED a motion to adjourn the meeting. ***Motion passed*** - 5 in favor, 0 opposed.

The meeting was adjourned at 8:35 pm.

Submitted by Sharon Tierra, Secretary of the CPC