

CORNWALL DEVELOPMENT REVIEW BOARD (DRB)

Regular Meeting • June 5, 2024 7:00 -8:15pm

In Person (Town Hall) & Virtually (via ZOOM)

MEMBERS PRESENT: Barbara Greenwood, Shari Johnson, Molly Daly, Douglas Black, Kymberly Breckenridge

ALTERNATES: Joan Lynch

ATTENDEES:

- 1. CALL TO ORDER:** 7:00 pm Barbara Greenwood, Chair
- 2. QUORUM:** Established
- 3. AGENDA APPROVAL:** Shari MOVED, Joan SECONDED, to approve the Agenda as presented.
Motion passed.
- 4. APPROVAL OF MINUTES:**
 - Shari MOVED, Douglas SECONDED, to approve the **Minutes of May 1, 2024** as presented.
Motion passed.
- 5. SIGN-INS for members of the public:** None

Board Agenda paused, recording begun

6. HEARING: Application brought by Alex Carver on behalf of John Dehn and Ann Boeckman for Waiver of 50' Sideyard Setback

- This matter concerns an Application for a waiver of the 50' sideyard minimum brought by Alex Carver in connection with the proposed construction of a house and garage on a 19.86 acre parcel on Sperry Road owned by John Dehn and Ann Boeckman. The first hearing on this matter was held May 1, with the date and time to resume set for this evening.
- John Dehn and Ann Boeckman have asked to delay consideration of their Application in order to allow them more time to seek an alternate resolution.
- This hearing was adjourned sine die, which means no date has been set for it to be continued.
- When and if the Applicant and the owners wish to continue with the Application, they have been instructed to contact Barbara to discuss rescheduling.
 - Notice of any new hearing will have to be warned, posted, and the abutters notified pursuant to §340 of the *Cornwall Zoning Regulations*.
- In the event that the applicant and owners decide not to proceed at all, they have been asked to contact Barbara to withdraw the application.

Recording stopped, Board Agenda resumed.

7. CORRESPONDENCE—None

8. OTHER BUSINESS

- **Old:**
 - **Zoom:** Douglas reviewed, with an on-screen run-through, of the instructions for setting up and using screen sharing. A couple of clarifications were added which he will incorporate into the instructions, then send the revised version to Board members.
- **New**
 - **July:** A Sketch Plan Review for lot division by Jonathan and Kim Hescoock is scheduled

for the July meeting. Douglas and Kymberly will be the deep-divers. Barbara explained the procedures for the Review: Sketch Plan Reviews are added to agendas as regular business items, they are not warned hearings; the meeting is an opportunity for the applicant and Board to ask questions of each other to clarify such things as which requirements from the *Cornwall Subdivision Regulations*, §330, pursuant to §340, will be waived and which are to be included; if a Technical Review Fee will be required; the Board will determine the Major/Minor status of the application and any additional material they want submitted with the application.

- ***Waivers and Variances***—Short discussion on reviewing §150 of the *Subdivision Regulations*, as it lacks certain elements found in Statute (24 VSA §4414[9] and §4469) that could help to clarify the differences between the two.

9. MEETING AVAILABILITY

- **July 15:** To be warned as a Special Meeting; all expect to be available.
- **August 7:** Molly will not be available, Shari is uncertain, but possible. The others will be available, a quorum is expected.

10. DELIBERATION: The Board held a brief deliberative session on the CORA decision.

11. ADJOURNMENT: At 8:15^{PM} Molly MOVED, Kymberly SECONDED, to adjourn the meeting.
Motion passed.

Respectfully submitted,
Robin Conway, Board Secretary