

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

Name of Applicant: **Michael & Gisela Palmer**

Location/Address of Property: **295 Bardon Drive**

Date of Preliminary: **May 4, 2025**

Date of Commission Review:

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

_____ Yes **X** No

Request for site visit:

_____ Yes **X** No

Request to question applicant or applicant's representative:

_____ Yes **X** No

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

No.

_____ Conservation Commission has no concerns with the project as proposed

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

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)

Landscape analysis of GIS maps (ANR Biofinder), local trail camera documentation, 2015 Ecological Inventory of Cornwall by Brett Engstrom and site visit.

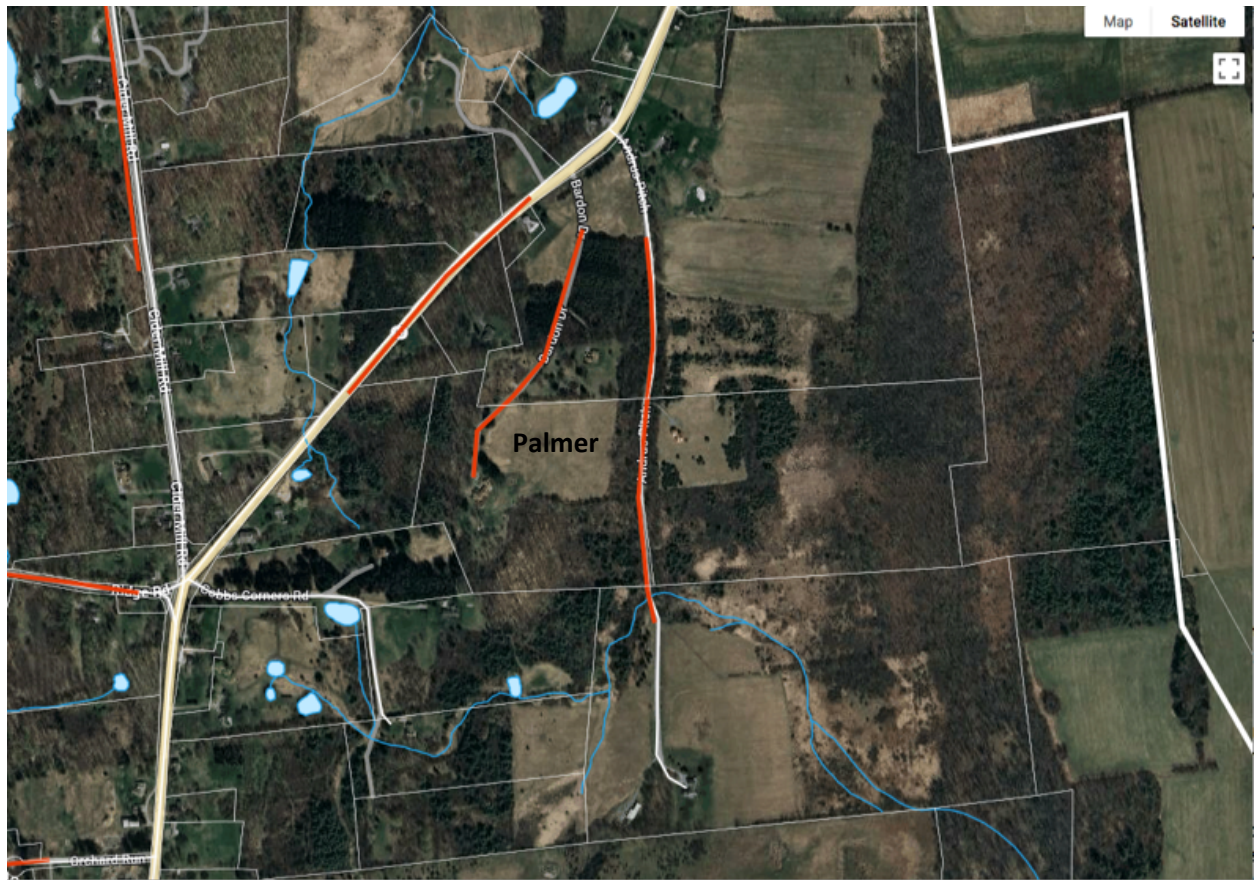
Assessment of whether the application proposal would likely have negative impacts on natural resources of importance, including but not limited to those bulleted above:

The property consists of woodlands that border the west, south and east boundaries that wrap around an open field located in the north central portion of the property. The west central portion of the property has been developed in the past with a residential house site. These woodlands are part of a relatively narrow and fragmented area mapped and defined by the Vermont Agency of Natural Resources as a Highest Priority Connectivity Block. The area functions as an important connector and wildlife corridor that is used by a range of animals for safe travel connecting the northern end of the Middlebury Swamp to the east and the Five Corners area (Cobbs Corners) to the west as well as beyond, north of Route 30.

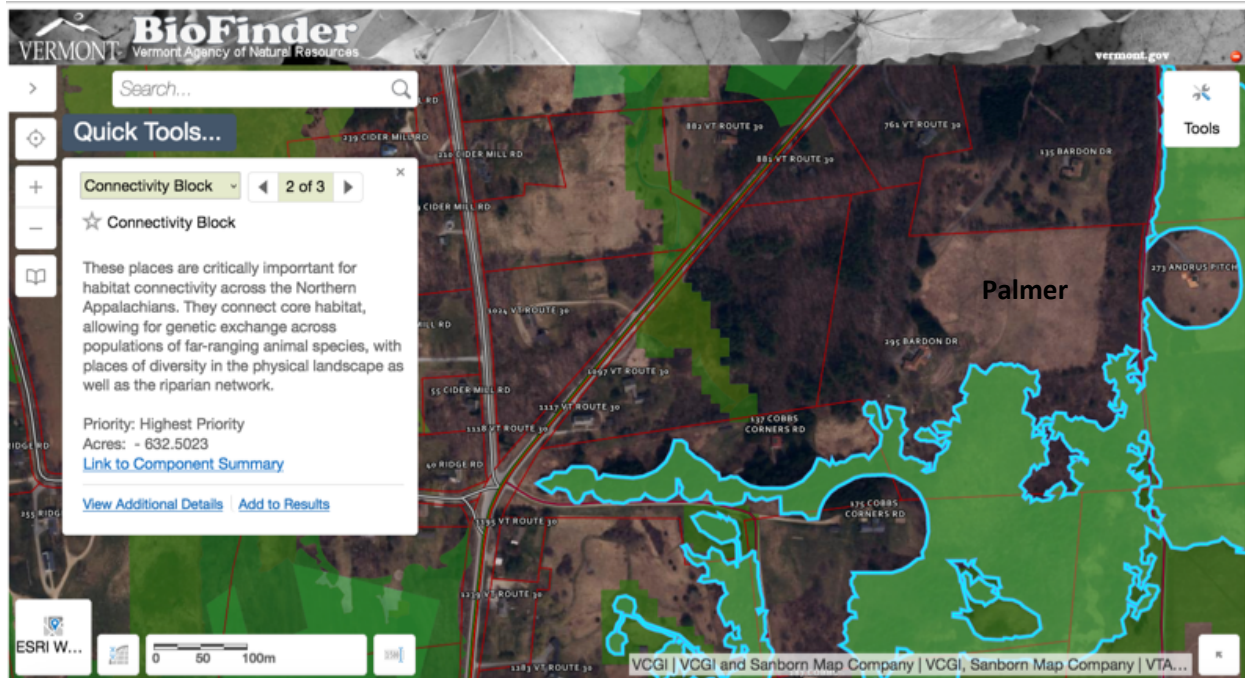
Recommendation of Cornwall Conservation Commission:

The Palmer Sketch Plan appears to be sensitive to the location of the wildlife corridor and for the most part has avoided it directly with the proposed locations of house sites in Lots 3 and 4. There are strategies to consider for further reducing the potential impact of the development of these lots on this wildlife corridor. One would be having a shared drive for Lots 3 and 4 with a single curb cut located where currently proposed for Lot 4 rather than two separate drives as proposed. Another would be relocating the proposed house site on Lot 3 further to the north and closer to the edge of the woods, recognizing that this likely would require a zoning waiver.

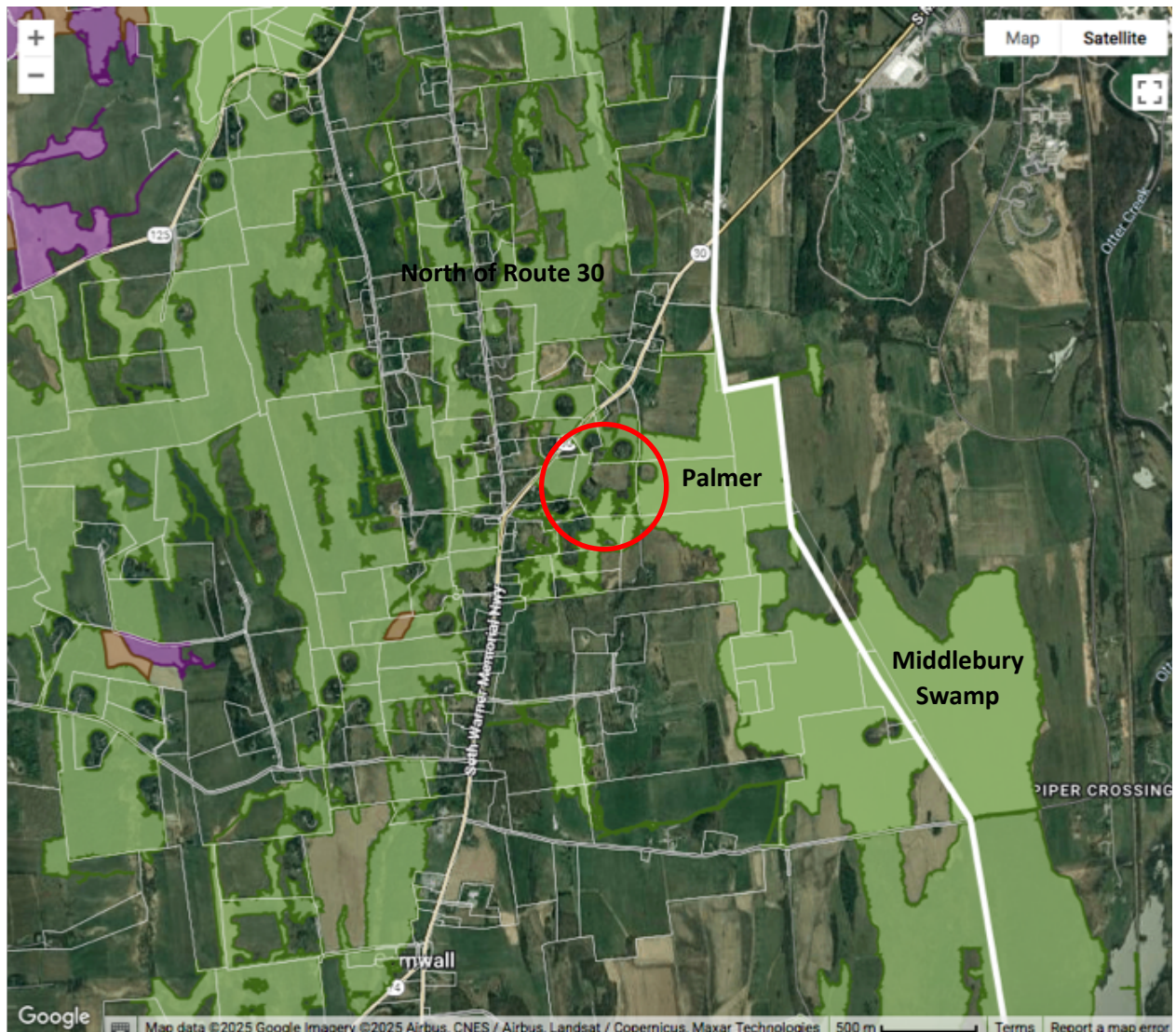
Both strategies would further reduce loss of and impacts on this woodland habitat and wildlife corridor.



**Map showing fragmented open and wooded land
around Palmer Property**



**Map showing portion of Highest Priority Connectivity Block
on southern portion of Palmer Property.
(green highlighted in blue)**



**Map showing Connectivity and Forest Blocks (light green).
This shows the narrow and fragmented connector area around the Palmer
Property linking the Middlebury Swamp area to habitat north of Route 30.**