**Town of Corinth**
**Planning Commission Meeting**
**February 6, 2020**

A**TTENDEES:**

Planning Commission (PC): Dick Kelly, Chair; Kerry DeWolfe; Russ Pazdro; Nick Kramer. Members of the public: Jeff Spiegel and Glynn Pellagrino

The meeting was called to order at 7:29 pm

1. Public Comment

   Prior to the commencement of the meeting Jeff Spiegel discussed his project, The Corinth Resilience Coalition, which was inspired by the goal set for forth in the Town Plan to "protect the public health, safety and welfare of the Town of Corinth." Jeff provided the PC with materials describing the project and invited participation.

2 Minutes. RP moved to accept the minutes from the Meeting of December 5, 2019. NK seconded. The motion passed unanimously.

3. Correspondence: The PC received a thank you note from Tory Littlefield. The PC was notified by Peter Gregory, the Executive Director Two Rivers Ottauquechee Regional Commission, that the Town Plan had been approved by Commission.

4. Additional Public Comment: Glynn Pellagrino, Chair of the Conservation Commission, spoke to the PC about the CC's plan, consistent with Act 71, to identify wildlife corridors in the Town and to do public education and outreach regarding the importance of maintaining this specific type of contiguous land.

5. New Business: None

6. Implementation Matrix: The PC worked on completing the Implementation Matrix relating to the Town Plan.

7. Adjournment: Meeting adjourned at 8:45 after motion by NK seconded by RP.

Submitted by Kerry DeWolfe

**Town of Corinth**
**Planning Commission Meeting**
**March 5, 2020**

**ATTENDEES:**

Planning Commission (PC): Dick Kelly, Chair; Kerry DeWolfe; Russ Pazdro; Patty Rizzo; Kenya Lazuli

The meeting was called to order at 7:05 pm

1. Minutes. RP moved to accept the minutes from the Meeting of February 6, 2020. KL seconded. The motion passed unanimously.

2. Correspondence: The Chair was contacted by Karen Galayda regarding an inquiry from a citizen regarding a possible subdivision. PC recommended that the citizen be advised to submit an application for the PC to consider. The Chair received a letter from the Bradford Planning Commission regarding an issue in Bradford. The PC declined to take up the issue.

3. New Business: None

4. General Discussion: The PC discussed the continuing work on the Implementation Matrix and other potential projects consistent with the Town Plan. The next meeting was scheduled for April 2, 2020.

5. Adjournment: Meeting adjourned at 8:45 after motion by KD seconded by RP.

Submitted by Kerry DeWolfe

**Town of Corinth**
**Planning Commission Meeting**
**June 4, 2020**

**ATTENDEES:**

Planning Commission (PC): Dick Kelly, Chair; Kerry DeWolfe; Russ Pazdro; Patty Rizzo.
Applicant Dennis Kulakowski

The meeting was called to order at 7:05 pm

1. Reorganization. DK announced that he had accepted the job as Town Treasurer and would no longer be able to serve as chair. DK nominated KD to serve as Chair. RP seconded the motion. Then motion passed. KD nominated PR to serve as Secretary. RP seconded. The motion passed. DK nominated RP to serve as Vice Chair. KD seconded. Motion passed. Accordingly the new leadership of the Planning Commission is as follows: Kerry DeWolfe is Chair; Patty Rizzo is Secretary; and, Russ Pazdro is Vice-Chair. Dick Kelly's tenure as the Chair of the Planning Commission was noteworthy for its accomplishments. Dick shepherded through the Flood Hazard Bylaws, Revision of the Subdivision Bylaws, and the Town Plan. His calm and diligent leadership is to be commended.

2. Minutes: Approval of the minutes of March 5, 2020 was tabled until the July meeting. Copies of the minutes of that meeting are attached hereto.

3. New Application: The Kulakowski Application for a Major Subdivision was reviewed. The Application appears to be complete. Mr. Kulakowski clarified aspects of the proposal and the some of the history of the land transfers of the parcels at issue. The Application is to be set for hearing per the Subdivision Bylaws at the July meeting.

4. Adjournment: Meeting adjourned at 7:40 after motion by PR seconded by KD.

Submitted by Kerry DeWolfe

Town of Corinth

Planning Commission Meeting

July 2, 2020

ATTENDEES:

Planning Commission (PC): Kerry DeWolfe, Chair; Dick Kelly; Russ Pazdro; Kenya Lazuli; Nick Kramer

Dennis Kulakowski, Elizabeth Kulakowski, Richard Moore

The meeting was called to order at 7:02

1. Minutes:

KL moved to accept the minutes from the meeting of March 5, 2020 RP seconded

DK moved to accept the minutes from the meeting of June 4, 2020 RP seconded. Both Motions passed unanimously.

2. Correspondence:

No new correspondence.

3. New Business:

None

4. General Discussion:

Public Hearing to determine a decision about the proposed subdivision applied for by Dennis and Elizabeth Kulakowski on May 28, 2020. Public hearing concluded at 7:55.

5. Adjournment:

Meeting Adjourned at 8:45 after motion by DK seconded by RP.

Submitted by Kenya Lazuli

Town of Corinth
Planning Commission Meeting
March 4, 2021

ATTENDEES:

Planning Commission (PC): Kerry DeWolfe, Chair; Dick Kelly; Russ Pazdro; Kenya Lazuli; Nick Kramer. Anne McKinsey and Kelly Ann Donahue

The meeting, conducted remotely via Zoom, was called to order at 7:02

1. Minutes:
Minutes from the November meeting will be reviewed at the April meeting.

2. Public Comment:
Anne McKinsey and Kelly Ann Donahue raised issues pertaining to the property located at 657 Village Road. The dilapidated condition of the building, the vehicles left in the road right of way and the pattern of behavior by persons apparently living in a vehicle at the property, have long been a concern for the neighbors. The PC is mindful of the issue and the potential need for further regulations.

3. Correspondence:
No new correspondence.

4. New Business:
The Tillotson subdivision was discussed again. The PC concurs with the original determination by the AO that the project does not qualify as a Minor Subdivision because of the lack of frontage. If the applicant wants to proceed, he must file an application for a Major Subdivision. The Denagy subdivision was reviewed. The PC awaits a Major Subdivision application.

5. General Discussion:
The PC discussed the possibility of meeting in person, with masks and distancing. One member was opposed, all others were in favor. The format of the next meeting, April 1, 2021 will be determined after guidance from the select board. The May meeting will be in person, outside.

5. Adjournment:

Meeting Adjourned at 8:0 after motion by KD.

Submitted by Kerry DeWolfe

# Town of Corinth
# Planning Commission Meeting
# April 1, 2021

ATTENDEES:
Planning Commission (PC): Kerry DeWolfe, Chair; Dick Kelly, Nick Kramer, Kenya Lazuli. Tom Otterman

The meeting was called to order at 7:00 pm

1. Minutes: KD made a motion to approve the November 12, 2020 minutes and NK seconded.
NK made a motion to approve the March 4, 2021 minutes and DK seconded.

2. Correspondence: None

3. New Business: Someone from Two Rivers is coming to the May 5th meeting.

4. General Discussion: TO represented the Tillotsons on a proposed subdivision case. The application was not complete but the PC proceeded with an informational meeting because of the protracted discussions between the Applicants and the Town Administrative officer. No action was taken the Applicant will revise his submission. PC discussed the dilapidated building ordinance.

5. Adjournment: DK motioned and KD seconded

# Town of Corinth
# Planning Commission Meeting
# June 3, 2021

ATTENDEES:

Planning Commission (PC): Kerry DeWolfe, Chair; Dick Kelly, Russ Pazdro. Tom Otterman was also present

The meeting was called to order at 7:05 pm.

1. Three members were absent; accordingly, there was no forum and no official business was conducted.

4. General Discussion: TO represented the Tillotsons on revised application for a Major Subdivision. There was an informal general discussion of the project and an agreement that Application would be set for a public hearing at the next meeting.

5. The meeting adjourned informally at 8:20.

# Town of Corinth
# Planning Commission Meeting
# July 1, 2021

ATTENDEES:

Planning Commission (PC): Kerry DeWolfe, Chair; Dick Kelly, Anne Margolis. Russ Pazdro

Members of the Public: Tom Otterman, Nelson Tillotson, Norm Collette.

The meeting was called to order at 7:05 pm

1. Minutes: After motions by RP, seconded by KD, the minutes from June, 2021 and May, 2021 were unanimously approved.
2. Public Hearing: Tillotson Application for a Major Subdivision. After being advised that the PC was willing to reschedule the hearing, Norm Collette waived any defect in the Notice to the Town and the Cemetery Commission and agreed to proceed. Tom Otterman presented a revised map dividing the parcel into five lots: all exceeding one acre in size, and all having at least 100 feet of frontage on the Village Road. Nelson Tillotson described the history of the parcel. Norm Colette expressed support for the subdivision on behalf of the Cemetery Commission. A motion was made by KD, seconded by AM, to convene in deliberative session to deliberate. The hearing concluded at 7:45. A decision on the application is to follow.

3. Correspondence: The PC received a copy of Washington, Vermont's proposed Town Plan. There was no other new business.

4. PC Election of Officers and Schedule: Pursuant to nominations by the members, the following Officers were elected by the PC: Kerry DeWolfe, Chair; Dick Kelley, Vice-Chair; Patty Rizzo, Secretary/Treasurer. The PC will meet the first Thursday of each month at 7:00 p.m. at the Town Hall.

5. ZBA Election of Officers: Pursuant to nomination by the members of the ZBA, the following Officer was elected by the ZBA: Russ Pazdro, Chair.

6. Adjournment: DK moved and RP seconded, to adjourn the meeting at 8:32

Submitted by Kerry DeWolfe

Town of Corinth
Planning Commission Meeting
August 5, 2021

ATTENDEES:

Planning Commission - Kerry DeWolfe, Russ Pazdro, Patty Rizzo, Kenya Lazuli, Anne Margolis

Members of the Public - Joe Blodgett, Lee Porter

The meeting was called to order at 7:23 pm

After a review of the minutes from the previous meeting minutes from July 1, 2021, Russ Pazdro made a motion to accept the minutes, which was seconded by Anne Margolis. The minutes were unanimously accepted.

A discussion was held on the current version of a draft to redefine the Driveway Ordinance. Joe Blodgett and Lee Porter gave their opinion and input on the draft. Some minor revisions will be made and the new draft version will be discussed at the next Planning Commission Meeting.

There was no new business.

A motion to adjourn was made by Patty Rizzo at 8:40 pm and seconded by Kerry DeWolfe.

**Town of Corinth**
**Planning Commission Meeting**

**September 2, 2021**

**Members in attendance:** Kerry DeWolfe (Chair), Dick Kelly, Russ Padzdro, Patty Rizzo, Kenya Lazuli

**Others in attendance:** Tom Otterman, Nelson Tilotson, Ray Molton, Norm Collet

**The meeting was called to order at 7:00**

**Approval of Minutes from :** Minutes were unavailable. A motion was made by Kerry DeWolfe to approve the minutes at the October Meeting. The motion was seconded by Patty Rizzo. The motion was passed unanimously.

**Changes to the Agenda:** NONE

**Informational Meeting in reference to the New Tilotson Application:** Tom Otterman explained the configuration of a new version of the previously submitted and approved subdivision of land owned by Nelson Tiltson.

**Final discussion on the revisions to the Driveway Ordinance:** A motion was made by Russ Padzdro to submit the revised Driveway Ordinance to the Select Board. Patty Rizzo seconded the motion. The motion was passed unanimously.

**Public Comments;** NONE

**New Business:** The Broadband group would like a member from the Planning Commission.

**Old Business:** NONE

**A motion was made to adjourn the meeting at 7:53 by Kerry DeWolfe and seconded by Dick Kelly**. **The motion was passed unanimously.**

**Town of Corinth**
**Planning Commission Meeting**
**October 7, 2021**

**Members in attendance:** Kerry DeWolfe (Chair), Dick Kelly, Russ Padzdro, Patty Rizzo, Kenya Lazuli, Anne Margolis

**Others in attendance:** Tom Otterman, Nelson Tilotson, Paula Jewel, Paula LaValle

**The meeting was called to order at 7:00**

**Approval of Minutes from :** Minutes were unavailable from the previous 2 meetings due to issues with computers and will be furnished asap.

**Changes to the Agenda:** NONE

**A Public Hearing Meeting in reference to the New Tilotson Application:**
Public Notices had been posted as per procedures to hold a Public Hearing.
The Hearing is valid.
Tom Otterman addressed questions by the Planning Commision members in reference to the edited configuration of a new version of the previously submitted and approved subdivision of land owned by Nelson Tiltson. Abutting land owners, Paula Jewel and Paula LaValle viewed the proposed subdivisions. Nelson Tilotson invited members to a site visit to get a better perspective on the land.
A motion to end the Hearing and go into Executive Session was made by Kerry DeWolfe and seconded by Russ Padzdro. The motion was accepted.

**After the Public Hearing, the Planning Commision went into Executive Session:**
A date and time will be established for a site visit to the Tilotson property.

**Public Comments;** NONE

**New Business:** NONE

**Old Business:** NONE

Due to the unavailability of quorum for the November Meeting, a motion was made by Kerry DeWolfe and seconded by Patty Rizzo to hold the next meeting in December. The motion was approved.

**A motion was made to adjourn the meeting at 8:14 by Kerry DeWolfe and seconded by Dick Kelly**. **The motion was passed unanimously.**

# Town of Corinth

## Planning Commission Meeting

## December 2, 2021

**Members in attendance:** Kerry DeWolfe (Chair), Dick Kelly, Russ Pazdro, Anne Margolis

**Others in attendance:** Tom Otterman, Nelson Tillotson, Paula LaVallee, Norm Collette, Raymond Moulton

**The meeting was called to order at 7:00**

**Changes to the Agenda:** NONE

**Approval of Minutes from**: Minutes from the September 2021 and October 2021 meetings were reviewed. Kerry moved to accept the September minutes. Russ moved to amend the September minutes to strike the entire section on the approval of minute. Dick seconded the motion to amend and approve as amended. The motions passed unanimously. Russ moved to amend the October minutes as presented. Dick seconded the motion, which passed unanimously.

**A Public Hearing Meeting in reference to the New Tillotson Application:** Public Notices had been posted as per procedures to hold a Public Hearing. The Hearing is valid.

Tom Otterman presented the revised subdivision plan, which would feature a shared access road, as opposed to the separate driveways presented in previous plan versions. Ray Moulton and Norm Collette of the Cemetery Commission viewed the revised proposal and asked about water handling features and proposed impacts of the reconfiguration on the cemetery property. Mr. Moulton noted that as long as limits to cemetery access are established, including relocation of the access gate, he is supportive of the revised proposal and the fact it no longer bifurcates a hayfield. Mr. Collette asked about the Cemetery Commission's responsibilities regarding the enhanced road. Mr. Otterman noted it's likely the road would be a shared responsibility up until the cemetery and would entail future legal agreements. Abutting landowner Paula Lavallee was invited to provide feedback on the revised proposal, and expressed support for the consolidation of the two northern lots along Village Rd.

**After the Public Hearing, the Planning Commission went into Executive Session.**

Dick moved to approve the revised subdivision plan, now dated December 2, 2021. Kerry seconded the motion. The motion was accepted. Kerry will draft the decision within the required timeframe.

**Public Comments:** NONE

**New Business:** NONE

**Old Business:** NONE

**Dick moved to adjourn the meeting at 7:35 p.m. Anne seconded. The motion was passed unanimously.**