

**PLANNING & ZONING COMMISSION SPECIAL MEETING NOVEMBER 15, 2022  
CONSERVATION COMMISSION SPECIAL MEETING NOVEMBER 15, 2022**

**Present: Regular members Anna Timell, Keith Bodwell, Christine Gray, James LaPorta, Stephen Saccardi and Phill West, alternate member Bruce Bennett. (in 7:55PM) and Planning Consultant Janell Mullen.**

**Absent: Alternate members Will Evans and Michelle Shipp**

**Conservation Commission members chairman Heidi Cunnick and member Debbie Bennett. (Meeting posted as combined meeting)**

**Kent Planning & Zoning Commission member Darrell Cherniske.**

**Discussion regarding 2020 Town Plan of Conservation and Development Natural Resources Goal (as stated) *Protect Cornwall's Horizon lines - "Create a Horizon-Line map utilizing methodology similar to those used by Kent***

Chairwoman Anna Timell called the special meeting to order at 7:09PM with a quorum established. All members were allowed to participate in the proceedings.

Chairperson Timell introduced the evening's topic: Horizon-Line Conservation Overlay Districts. She noted that Ridgeline Conservation is one of the goals of the 2020 Town Plan (as stated in the posted agenda. She then introduced the evening's speakers.

Heidi Cunnick, Chair of the CCC, provided, a Power-Point overview of the environmental principles involved in ridgeline conservation and the various possible methodologies.

Debbie Bennett distributed mapping commissioned by the CCC from the Housatonic Valley Association showing Cornwall's ridgeline areas with a surrounding conservation zone.) The viewpoint methodology used to delineate the zones was also discussed. Several versions of the map were available, with various overlays, demonstrating that some of the town's ridgelines are already protected by state and land-trust ownership/easements. (Copies of maps on file and available in the Land Use office

Darrell Cherniske provided a detailed history of the Kent P&Z's creation of a Horizon-Line Conservation Overlay District, which was finalized in 2005. He reported that most of the opposition in town at the beginning of the process was ameliorated by public forums. Since the regulation was put into effect, there has been little push-back and applicants have worked well with the Commission to achieve the desired results. He then answered many questions from Cornwall's Commissioners.

The discussions were lively and informative and much appreciated on both sides. The meeting closed with input from Chairman Timell regarding the timing and current work by the Commission to address regulatory changes to both the current Zoning Regulations and address new regulations relating to new statutory requirements.

Motion to adjourn the combined meeting by action of Chairman Timell at 8:20PM

Respectfully submitted by Karen Griswold Nelson for Commission secretary Phill West.