

**AGENDA
CORNISH PLANNING BOARD
AUGUST 3, 2006**

1. 6 PM Site visit – Bulkeley Lot, NH Route 120.
2. 7 PM Master Plan discussion – Land Use.

**MINUTES
CORNISH PLANNING BOARD
JULY 20, 2006**

The Cornish Planning Board met on Thursday, July 20, 2006, at 7 p.m. in the Cornish Town Office. Members present were Cheston Newbold, Chair, Bill Lipfert, Gail Pillsbury, Troy Simino, and Peter Storrs; Larry Dingee, Gwyn Gallagher, and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and, Heidi Jaarsma, Secretary.

Christopher & Amanda Jewell, George Edson, Fred Sullivan, Colleen O’Neill, and Joan Littlefield also attended the meeting.

Approval of Minutes

Bill Lipfert made a motion to approve the minutes of 7/6/06. Troy Simino seconded the motion. Gwyn Gallagher asked that the following be added to other business:

Gwyn Gallagher asked whether or not there had been input from the Planning Board in order to generate a list of two names for each opening on the Zoning Board per the Cornish Zoning Ordinance. Ms. Bourne said that only one person had come forward.

The amendments were accepted by Messrs. Lipfert and Simino, and the vote of the Board was in the affirmative.

Heidi Jaarsma asked the Board for an opinion regarding the posting of unapproved minutes on the website. Gwyn Gallagher, Cheston Newbold, and Troy Simino felt that only approved minutes should go on the site. Peter Storrs, Bill Lipfert, Gail Pillsbury, Jim Littlefield, Larry Dingee, and Heidi Jaarsma felt that unapproved minutes could go on the website. All Board members felt that minutes should be clearly marked as unapproved. A watermark was suggested.

Christopher and Amanda Jewell – Continued Completeness Review and Public Hearing re:
Major Subdivision, Clark Camp Road

Mr. Jewell presented a letter from the Fire Chief, Nate Cass, stating that the layout of the drive was acceptable. The requested changes to the map had been as follows:

1. Show a 100' well radius per subdivisions regulations.
2. Scrub the locator on the south side of Clark Camp Road.
3. Show addresses of abutters on plan.
4. Show Wetlands and Driveway permit numbers on the map.
5. Show wetlands delineation.

All were shown except the wetlands permit which had not been received yet. Merilynn Bourne made a motion to accept the map as complete. Gail Pillsbury seconded the motion, and the vote of the Board was in the affirmative.

Mr. Newbold opened the Public Hearing. Mr. McCutcheon made a presentation of the 12-acre subdivision from Map 10, Lot 78. He stated that the intent was to keep the new lot in current use. Included was a profile of the proposed driveway, and Mr. McCutcheon asked that the 600' maximum drive length be waived in order to get a workable grade. Bill Lipfert asked where the tree line was. Mr. McCutcheon said that it followed the line along the back of the cemetery. Mr. Lipfert asked what would prevent the owner from building just behind the 150' easement line. Mr. McCutcheon said that in this case, the setback from the wetlands for the septic system would preclude building in that area of the proposed lot. Heidi Jaarsma said that she liked the driveway breakdown, and the Board did have a letter signifying the approval of the Fire Chief. Larry Dingee said that the subdivision was consistent with others in the past.

Mr. Newbold opened the hearing to abutters. Fred Sullivan and George Edson said that they had no problem with the subdivision. Colleen O'Neill said that she had no questions.

Heidi Jaarsma made a motion to accept the subdivision as presented including the drive as shown, not to exceed 1,000 feet, understanding that this is a waiver of the 600' maximum driveway length. Bill Lipfert said he was concerned about the line, 'Wetlands were delineated by....' would imply receipt of a wetlands permit. Merilynn Bourne said that the wetlands approval was on the building permit checklist. Heidi Jaarsma amended the motion to read as follows:

The Board accepts the subdivision as presented including the drive as shown, not to exceed 1,000 feet, understanding that this is a waiver of the 600' maximum driveway length. It is further understood that no building permit shall be issued until the wetlands permit has been issued.

Gail Pillsbury seconded the motion, and the vote of the Board was in the affirmative.

Paul and Marilyn Rondos, Completeness Review re: Major Subdivision, Harrington Road
Paul Rondos and Tom Dombroski attended the hearing. Mr. Dombroski presented a map showing the proposed 5-acre subdivision from Map 10, Lot 17. Heidi Jaarsma asked if the

whole piece had been surveyed. Mr. Dombroski said that there was an old survey by Davis and Symonds. Several Board members said that the lot shape was irregular; a more regular shape was suggested. Mr. Dombroski outlined the proposed change on the plat. Heidi Jaarsma suggested that the entire boundary survey be waived since the subdivision was a major one due to a small lot line adjustment several years ago. Troy Simino seconded the motion and said that the waiver was consistent with past ones. The vote of the Board to waive the entire boundary survey was in the affirmative.

The following changes were also requested:

1. Change the title from minor to major subdivision.
2. Add 5' contours from road to just beyond the proposed house site.
3. Show test pit.
4. Show the 100' well radius.
5. Add the note, 'See plan ref. 3' to the floating pin from the lot line adjustment.

Cheston Newbold made a motion to continue the Completeness Review to the August 17, 2006. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Grace Bulkeley – Completeness Review re: Major Subdivision, NH Route 120

Mr. Dombroski acted as agent for Mrs. Bulkeley. Mr. Dombroski presented the map showing the proposed 5-acre subdivision from Map 11, Lot 10. Mr. Dombroski took issue with the 100 year flood designation on the land in question. The Board said that the Town had to except the FEMA maps in order to remain in the National Flood Insurance Program. Mr. Dombroski said that the 2003 agricultural right of way had been rescinded. Peter Storrs questioned whether that was possible to rescind a right of way shown on an approved subdivision plat. The Board will ask Town Counsel. The Board asked that the map show Ms. Bailey's line and the 100 year flood plain. A site visit was scheduled for August 3rd at 6 p.m. Troy Simino made a motion to continue the Completeness Review and open the Public Hearing if the map is found complete at that date to the third Thursday in August. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Heidi Jaarsma relayed to the Board a phone conversation with the Selectboard. Stu Hodgeman made a pointed request that any Master Plan hearings involve a town-wide mailing. She told Ms. Bourne that the Selectboard cannot expect an answer from one Board member and should bring such a request to the Board. Cheston Newbold suggested that the Selectboard pay half the mailing costs. Heidi Jaarsma said the idea was fine with her, but that she did not want to set a precedent to have town-wide mailings for all hearings noticed under RSA 675:7. Troy Simino said that the same people will attend the hearing whether or not a postcard goes out. Cheston Newbold made a motion to ask the Selectboard to cover half the cost of a town-wide mailing for any upcoming Master Plan Hearings. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative 5-2 with Peter Storrs and Troy Simino voting against.

Respectfully submitted,
Heidi Jaarsma

**MINUTES
CORNISH PLANNING BOARD
JUNE 15, 2006 – Corrected Version**

The Cornish Planning Board met on Thursday, June 15, 2006, at 7 p.m. in the Cornish Town Office. Members present were Cheston Newbold, Chair, Bill Lipfert, Troy Simino, and Peter Storrs; Jim Littlefield, Alternate; Merilynn Bourne, Selectwoman; and, Heidi Jaarsma, Secretary.

Joan Littlefield also attended the meeting.

Approval of Minutes

Troy Simino made a motion to approve the minutes of May 20, 2006. Peter Storrs seconded the motion, and the vote of the Board was in the affirmative.

Cheston Newbold made a motion to approve the minutes of June 1, 2006. Peter Storrs seconded the motion, and the vote of the Board was in the affirmative.

Richard and Janet Avery – Continued Completeness Review and Public hearing re: Major Subdivision, Stage Road

Richard Avery, Chris Patton, and George Edson attended the hearing.

Mr. Patton presented the plan with the changes requested by the Board at the May 20th Completeness Review. Peter Storrs said that a single curb cut made more sense than a double driveway. Heidi Jaarsma asked how the right of way had been relocated. Mr. Patton said that the exact location had not been spelled out. Bill Lipfert said that equally good access can allow for the relocation of a right of way without a described path. Peter Storrs made a motion to accept the map as complete. Bill Lipfert seconded the motion, and the vote of the Board was in the affirmative.

The Public Hearing was opened. Heidi Jaarsma said that the lot before the Board was the result of an earlier subdivision approved by the Planning Board. She did not see that further subdivision was feasible for the remaining lot should this five-acre subdivision be approved. She asked Mr. Avery if he would be willing to state on the plat and the deed that Lot 2 was not subject to further subdivision. Mr. Avery said that he would be willing to do so. Ms. Jaarsma made a motion to accept the subdivision as presented on the condition that the Board accept Mr. Avery's offer that Lot 2 not be subject to further subdivision, to be stated on the deed and the map. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Christopher and Amanda Jewell – Completeness Review re: Major Subdivision, Clark Camp Road

Christopher and Amanda Jewell, Colleen O'Neill, George Edson, and Fred Sullivan attended the hearing.

Chris Patton presented the maps for Wayne McCutcheon. The Board asked that the following changes be made.

6. Show a 100' well radius per subdivisions regulations.
7. Scrub the locator on the south side of Clark Camp Road.
8. Show addresses of abutters on plan.
9. Show Wetlands and Driveway permit numbers on the map.
10. Show wetlands delineation.

Bill Lipfert said that since Mr. Jewell had stated that he wanted to limit the building area, the plan would need a reference point from the map in order to be able to describe it on a deed. Mr. Patton suggested a building envelope with dimensions from the road. Bill Lipfert also said that he was concerned with the grade at one point in the driveway which looked close to 25%. He suggested that state guidelines be used, keeping the drive at 15%. Heidi Jaarsma asked about the length of the driveway. From the map it was judged to be between eight and nine hundred feet long. Ms. Jaarsma suggested making a waiver of the maximum driveway length (600') part of the Public Hearing. Fred Sullivan said that the driveway was in an ideal spot.

Paul Rondos – Preliminary Discussion re: Major Subdivision, Parsonage Road

Mr. Rondos discussed a five-acre lot he would like to subdivide from his Parsonage Road property. He was advised to be aware of setbacks and will apply for July.

Other Business

Cheston Newbold mentioned a monetary award given by the Joint River Commission to the Lyme Conservation Commission to go towards the generation of a Natural Resources Inventory.

Respectfully submitted,
Heidi Jaarsma