

**AGENDA
CORNISH PLANNING BOARD
JULY 6, 2006**

1. Approval of minutes 6/15/06.
2. Wayne McCutcheon, question re: 75' well radius.
3. Master Plan, Land Use Chapter.
4. Any other business that may come before the Board.

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

5. Quorum check, approval of minutes 6/15/06.
6. Christopher & Amanda Jewell – Continued Completeness Review and Public Hearing re: Major Subdivision, Clark Camp Road.
7. Any other business that may come before the Board.

Minutes

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

The Cornish Planning Board met on Thursday, May 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; Stu Hodgeman, Selectman; and, Heidi Jaarsma, Secretary.

Joan Littlefield also attended the meeting.

Approval of Minutes

Gwyn Gallagher made a motion to approve the 5/6/05 minutes. Stu Hodgeman seconded the motion, and the vote of the Board was in the affirmative.

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

Christopher Paton, surveyor, and Richard Avery attended the hearing. Mr. Paton presented the plans of the proposed five-acre subdivision from Map 16, Lots 1 & 9 (one lot of record), 34.5 +/- acres. The Board asked that the plan show

1. The entire perimeter of both lots at a 1:150 scale;
2. Contours at five-foot intervals from 225' back from the road to the road; Contours for the remaining area were waived;
3. A 100' setback, not the 75' shown, around the proposed well;
4. The status of the right of way along the existing drive;
5. Annotation of the wetlands symbol.

The Board discussed the necessity of a drainage plan. Heidi Jaarsma made a motion to waive the requirement of a drainage plan and contours for the entire lot given that the

criteria set forth, above, are shown on the plan. Gail Pillsbury seconded the motion. Gwyn Gallagher said he was concerned about a double driveway. Bill Lipfert asked that a closure line along the road be shown. The Board voted in the affirmative on the motion on the table.

Christopher and Amanda Jewell – Preliminary Discussion re: Major Subdivision, Clark Camp Road

Christopher and Amanda Jewell and Wayne McCutcheon, Surveyor, attended the hearing. Mr. McCutcheon presented a recorded 2005 subdivision plan showing the 36.6 acre lot now owned by Christopher and Amanda Jewell. Mr. McCutcheon had sketched in a proposed 11-acre subdivision with 270' of frontage along NH Route 120. Mr. McCutcheon stated that the Jewells intend to designate the house site area on the deed and will sell the lot with a restriction against further subdivision. Stu Hodgeman said that to ensure the ability to have current use, the Jewells should consider adding a half acre to eleven acre lot to allow for a driveway and a house lot. Wayne McCutcheon said that a wetlands permit would be necessary for the driveway. Bill Lipfert asked that the map show two-foot contours along the entrance to the drive. Mr. McCutcheon said that he would have a wetlands approval and driveway permit by July.

Grace Bulkeley – Preliminary Discussion re: Major Subdivision, NH Route 120

Tom Dombroski attended the meeting and discussed the possibility of creating a five acre along Townhouse Road from Map 11, Lot 10, 31 +/- acres. Access to the lot, the location of the floodplain, the 100' well radius, and a possible site visit were discussed.

Adjournment

Larry Dingee made a motion to adjourn. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
JUNE 1, 2006**

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

Joan Littlefield, Doug Miller, and Robert Jaarsma also attended the meeting.

Master Plan Update – Vision Section

Those present reviewed and made revisions of Vision Section Draft, below. Bill Lipfert's recommendations via email were also taken into consideration.

Respectfully submitted,
Heidi M. Jaarsma

DRAFT
VISION SECTION
CORNISH MASTER PLAN

Core Principles

Land Use

Cornish will be a place where development is concentrated around village centers so that undeveloped and agricultural areas will be preserved. Our identity is tied to our landscape: our wealth of natural, agricultural, and historic resources. However, Cornish's greatest resource is its residents. Land use policies will encourage the modest growth necessary to maintain the viability of Cornish as a living, social, working community while simultaneously protecting and preserving the physical landscape which is so inextricably tied to the character of Cornish.

Economic Development

Businesses that support local resources and people will be promoted. Cornish will support and develop its agrarian economy. Home-based and cottage industries shall predominate the economic landscape in Cornish. Businesses on a scale larger than home-based will be concentrated in village zones. Cornish shall strive to identify appropriate new village zones and to expand the existing Village Zones in a manner which preserves open space and in avoidance of costly public investments or additional services.

Natural Resources

Open space is one of Cornish's greatest assets. Our agricultural lands, forests, groundwater, shorelines, watercourses, and wetlands will be preserved and protected. Their appreciation of and appropriate use by the public shall be promoted.

Historic Resources

Cornish is perhaps unique in that its history is to a large degree a living and tangible one. These resources shall be preserved and celebrated for the generations to come.

Community Facilities

Existing community facilities shall be used to their fullest potential. Cornish will strive to meet the health and safety needs of all its citizens, in particular its elderly and its children. Cornish will provide a quality education for its children through twelfth grade. The school will be supported by and will support the greater Cornish community.

Transportation/Communications

Cornish's network of roads and bridges will be maintained in an efficient and organized manner. The safety needs of drivers, cyclists, equestrians, and pedestrians will be met. Cornish's communication and transportation infrastructure will be able to support the needs of its citizens and businesses. Cornish will explore practical public transportation solutions and other alternatives to single-occupancy automobiles.

Recommendations

Land Use

- Identify appropriate new village zones and expand the current village zones to allow for a higher density of new development in order to protect and preserve open space.
- Evaluate the impact of an increase in the minimum lot size in the rural zone.
- Insure that the physical character of land can support a proposed use without necessitating the excessive expenditure of public funds to support the development.
- Consider the incorporation of a soils-based model in zoning.

Economic Development

- Support businesses, in accordance with allowable uses in the Zoning Ordinance, which use and protect local resources and people and which are in harmony with Cornish's natural, rural, and historic qualities.
- Assist business owners through the zoning/permitting process to facilitate the ability of people to live and work in Cornish.
- Identify appropriate new village zones and expand the current village zones to accommodate economic growth.
- Explore ways to support an agrarian economy.

Natural Resources

- Identify and map areas of particular natural importance. Use various tools available, from Conservation Zoning to Conservation Easements, to protect these areas.
- Encourage the funding and use of the Conservation Capital Reserve fund in order to obtain lands or easements on lands of particular natural or agrarian importance.
- Update the Natural Resources Inventory.
- Support the New Hampshire Current Use Program

- Protect the quality of groundwater, and protect groundwater from commercial extraction.
- Encourage the use of public spaces such as the Connecticut River boat landing, the Town Forest, and the CREA land.

Historic Resources

- Generate and periodically update a map and inventory of historical and archeological sites in Cornish.
- Continue to protect and use our historic buildings.
- Evaluate the possibility of designating additional scenic roads.
- Continue to protect Town Records.
- Keep Cornish's history alive through tours of historic sites, through the continued integration of local history into school curricula, and by supporting oral history projects, the Cornish Historical Society, and other historical/preservation groups.

Community Facilities

- Encourage multiple uses of existing facilities: more community use of the school, CREA land and barn, and the meeting house, for example.
- Improve handicapped accessibility at the George H. Stowell Library.
- Expand current recycling hours/day and days/week.
- Examine the Town's responsibility regarding waster disposal.
- Periodically assess the Town's emergency preparedness.
- Continue to review the possibilities for senior housing and/or a senior center.
- Address the use of the elementary school facility in light of declining school enrollment.
- Create a Town website.

Transportation/Communication

- Create a 'Road Book' for Cornish which lists layout information of all Class V roads and which verifies the status of unused roads as closed or Class VI.
- Generate a Road Plan outlining maintenance and upgrades of Cornish's roads, bridges, culverts, and other relevant structures.
- Accommodate non-automotive traffic by considering options which may include widening shoulders along selected roads and ensuring that safe speed limits are posted and enforced.
- Consider a park & ride on Route 120 and Route 12-A.
- Provide an organized list of existing high-speed internet options and encourage the expansion of cable and Digital Subscriber Line (DSL) service throughout the Town. Continue to aggressively monitor cable franchise compliance.