

*Planning Board Minutes 12/4/08*  
*approved 2/19/09*

**MINUTES**  
**CORNISH PLANNING BOARD**  
**DECEMBER 4, 2008**

The Cornish Planning Board met on December 4, 2009, at 7 p.m. in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Cheston Newbold, and Troy Simino; Mary Mancuso, Alternate; and Heidi Jaarsma, Secretary.

Approval of Minutes

Troy Simino made a motion to approve the minutes of 11/20/08. Bill Lipfert seconded the motion, and the vote of the Board was in the affirmative.

Master Plan Update

The Board continued to discuss the Master Plan Draft.

Respectfully submitted,  
Heidi M. Jaarsma

**MINUTES**  
**CORNISH PLANNING BOARD**  
**DECEMBER 18, 2008**

The Cornish Planning Board met on Thursday, December 18, 2009, at 7 p.m. in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Gail McKenzie, Troy Simino, and Peter Storrs; Gwyn Gallagher, and Mary Mancuso, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Robert LaFlam, Jr. – Public Hearing re: Minor Subdivision, South Demming Road  
*voting: Bill Lipfert, Gwyn Gallagher for Cheston Newbold, Heidi Jaarsma, Gail McKenzie, Troy Simino, and Peter Storrs*

The Board reviewed the conditions to approval at the November 20, 2008, Completeness Review:

1. *Add driveway permit number to the plan:* Mr. LaFlam said that he had not received the permit from the State, but that the design was submitted as requested by the State Highway Garage.
2. *Remove contours and note #5 and strike last line of legend '6 meter contour.':* This condition had been met.
3. *Show proposed well location with 100' protective radius:* The 100' well radius was shown. Mr. Lipfert noted that it would be better to not have part of the radius in the road.
4. *Show approved septic design number on plan if approval is received prior to the public hearing:* Mr. LaFlam stated that the septic design, by St. Pierre, could not be approved until the property was transferred to the prospective buyer.
5. *Move building site and septic digs if found to be within the 100' setback from the brook:* Using the scale, the septic appeared to be 100' from the brook.

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Noting that the septic setback would need to be part of final approval, Heidi Jaarsma made a motion to go on to the public hearing. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert opened the Public Hearing. In attendance were Kurt and Suzanne Merrill and James and Molly Young. Molly Young asked if there would be camping or permanent housing on the new lot. Heidi Jaarsma said that the purview of the Board was to ensure that the new lot would be capable of supporting permanent housing. Merilynn Bourne said that camping on the property would require a permit. Gwyn Gallagher asked about the beaver dam on the property. Mr. LaFlam said that he has addressed the problem several times and has put in a low and high culvert. Troy Simino made a motion to accept the subdivision as presented with the following conditions:

1. Verify that the septic design shows that the septic system is 100' from the stream.
2. If available, show driveway permit on mylar.

Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Lorraine Cosseboom – Public Hearing re: Annexation, East Road

*voting: Bill Lipfert, Merilynn Bourne, Gwyn Gallagher for Cheston Newbold, Heidi Jaarsma, Gail McKenzie, Troy Simino, and Peter Storrs*

Wayne McCutcheon represented Ms. Cosseboom. The two address corrections requested at the November 20, 2008, Completeness Review had been made. No abutters were present. Gail McKenzie made a motion to accept the annexation as presented. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,  
Heidi M. Jaarsma

**MINUTES  
CORNISH PLANNING BOARD  
FEBRUARY 21, 2008**

The Cornish Planning Board met on Thursday, February 21, 2008, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gail McKenzie, Cheston Newbold, Troy Simino, and Peter Storrs; Larry Dingee and Gwyn Gallagher, Alternates; and Heidi Jaarsma, Secretary.

Approval of Minutes

Cheston Newbold made a motion to approve the February 7, 2008, minutes. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Lawrence Dingee – Completeness Review re: Major Subdivision, Leavitt Hill Road

*voting: Bill Lipfert, Chair, Cheston Newbold, Troy Simino, Peter Storrs, Heidi Jaarsma, and Gwyn Gallagher*

Deb Dingee, Tom Dombroski, and Bill Heath also attended the meeting. Mr. Dombroski presented the proposed subdivision of the 92.67 acre parcel into three lots of 35.98, 51.68, and 5.01 acres. A driveway approval for one of the lots using an existing woods road with the addition of a culvert was also presented. The following conditions were made:

1. Highlight the lot on the site plan.
2. Delete 'minor' in the title.
3. Add bearings to the right of way over lot one, giving a full description.
4. Driveways shall be re-profiled so that the grade is not greater than 15% at any point. Also add to the note regarding the wood road (#5) 'if woods road is to be used as a driveway access it shall be re-profiled so as not to exceed 15% grade at any point and shall show a suitable turnaround for town and emergency vehicles.'

Peter Storrs asked if there were an alternative to the right of way over lot one. Mr. Dingee said that the lay of the land and an existing bridge made the right of way the only feasible option. The Board also discussed the grade of the first 150' of the driveway per the subdivision regulations. Troy Simino said that he had been to the site as part of the driveway permitting process and that the approach was a good one which would not have any impact on the Town road. The Board went through the application checklist, on file. Troy Simino made a motion to find the application complete given the four conditions, above. Cheston Newbold seconded the motion, and the vote of the Board was in the affirmative.

Randall Williams – Preliminary Discussion re: Site Plan Review of a Proposed Daycare Facility, NH Route 120

Mr. Williams requested a waiver of site plan review. Although the indoor space was less than 1,000 square feet, with the outdoor space the total area was over 1,000 square feet, and a waiver was not possible. Mr. Williams then asked the Board if he could open the center prior to final approval. Heidi Jaarsma said that there was merit in allowing the request given that the facility could not open without State approval. Bill Lipfert agreed as long as the Site Plan Review process was going forward. Mr. Williams will submit an application by the end of the month.

Respectfully submitted,  
Heidi M. Jaarsma