

*Planning Board Minutes 2/5/09
approved 2/19/09*

**MINUTES
CORNISH PLANNING BOARD
FEBRUARY 5, 2009**

The Cornish Planning Board met on February 5, 2009, at 7 p.m. in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Gail McKenzie, Cheston Newbold, Troy Simino, and Peter Storrs; Gwyn Gallagher and Mary Mancuso, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Other Business

Robert LaFlam showed the board the septic design for the subdivision of his South Deming Road property. The design showed that the septic was set back 100 feet from the brook.

2008 Annual Report

Heidi Jaarsma presented a draft annual report to the Board. Gail Mckenzie made a motion to submit the report to the Selectboard. Cheston Newbold seconded the motion, and the vote of the Board was in the affirmative.

Master Plan Update

The Board continued its review of the Master Plan Draft. The Board also discussed how to make the draft available for review. The draft will be available online and on computer discs which can be obtained at the town office. Anyone who cannot access the Master Plan in digitized form can obtain a paper copy. The board will ask individuals taking paper copies for a donation to cover printing costs.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
FEBRUARY 7, 2008**

The Cornish Planning Board met on Thursday, February 7, 2008, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, Cheston Newbold, Troy Simino, and Peter Storrs; Jim Littlefield, Alternate; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Master Plan Update

The Board began comment on the draft presented by the Upper Valley Lake Sunapee Regional Planning Council. Members present were in accord that the prospective new village zones did not fit with the modest growth promoted within the framework of preserving our rural character put forth in the vision section. Members will go through the plan for corrections, emendations, etc, by mid-March. Once the Board, in conjunction with UVLSRPC, has what it considers to be a working draft, a joint meeting will be held to present the draft. A series of public meetings will follow to present the

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draft and take comment. The schedule of meetings will be highly publicized to maximize public participation. Bill Lipfert called the all Board meeting for April 3rd.

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,

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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