

MINUTES
CORNISH PLANNING BOARD
JANUARY 4, 2007

The Cornish Planning Board met on Thursday, December 21, 2006, at 7 p.m. in the Cornish Town Office. Members present Bill Lipfert, Acting Chair, Gail Pillsbury, Troy Simino, and Peter Storrs; Gwyn Gallagher and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Discussion re: Amendments to the Zoning Ordinance

The Board clarified the language in Amendment No. 1 (telecommunications facilities) and changed the method of calculating the height of the tree canopy.

Wording changes which clarified the Board's intent were made in the amendments regarding the definition of windmill and the residency requirement under general provisions for automotive repair. A similar clarification was made under the existing provisions to cottage industry and was added as another amendment.

Gwyn Gallagher circulated a suggested amendment regarding commercial water extraction. After some discussion, the Board proposed to add commercial water extraction to Article VIII, Prohibited Uses, and add a definition of commercial water extraction to Article II.

Approval of Minutes

Several changes were made in the 12/21 minutes. Jim Littlefield made a motion to accept the minutes of 12/21/06 as amended. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Other Business

The criteria for conditional approval per the Subdivision Regulations were discussed.

Troy Simino pointed out that the Cornish Driveway Regulations state that a member of the Planning Board with the Road Agent make a site inspection and make a decision on approval. Mr. Simino will serve as the Board's designee. Bill Lipfert will act as deputy.

Heidi Jaarsma discussed the upcoming hearing schedule. The first hearing on the zoning amendments will be January 23rd. February 6th is reserved for a second hearing if necessary. Public Service of New Hampshire has stated its intention to apply for a hearing under RSA 231:158 in order to do work on scenic roads in Cornish. The tentative date for the hearing is March 15th.

Respectfully submitted,
Heidi Jaarsma

MINUTES
CORNISH PLANNING BOARD

JANUARY 18, 2007

The Cornish Planning Board met on Thursday, January 18, 2007, at 7 pm in the Cornish Town Office. Members present were Cheston Newbold, Chair, Bill Lipfert, Gail Pillsbury and Troy Simino; Larry Dingee, Gwyn Gallagher, and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Paul and Beverly Duval – Completeness Review re: Minor Subdivision, Old Stagecoach Road

Beverly Duval requested a continuance of the Completeness Review to February 15th. Merilynn Bourne made a motion to continue to the 15th of February. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

David and Sonya Fielder – Continued Completeness Review and Public Hearing re: Access Approval, Town House Road

Chris Paton represented the Fielders at the hearing. Mr. Paton presented the map with the changes requested by the Board at the 1/18/07 Completeness Review. Heidi Jaarsma made a motion to accept the map as complete. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Cheston Newbold opened the Public Hearing. No abutters were present. The Board discussed whether or not subdivision regulations regarding maximum slope and driveway length should apply to the access approval before the Board. Since the application was not for a subdivision, Heidi Jaarsma said that she felt those regulations did not apply; however, the Board had the right to put conditions on an approval to the application. The driveway regulations did apply, and Bill Lipfert pointed out the requirement for a suitable turnaround in the driveway regulations.

Larry Dingee asked what grade change would be necessary to bring the driveway grade to fifteen percent. Mr. Paton said 2.4 feet would be necessary and that it would be possible to cut and fill to attain a maximum grade of fifteen percent. Peter Storrs suggested requiring the upgrade for daily use. Chris Paton said that he could show the proposed profile on the plan.

Peter Storrs made a motion to accept the plan for access approval as presented on the following conditions:

1. Show the existing driveway profile and the proposed driveway profile with the slope of the proposed drive no greater than 15%.
2. Show a turnaround at the top of the proposed drive.
3. Remove the language regarding subdivision at the bottom of the plan.

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

Jeff Lamoureux – Preliminary Discussion re: Site Plan Review, Straightaway Auto

Jeff Lamoureux and Bucky Demers discussed scheduling a Site Plan Review of Straightaway Auto.

Approval of Minutes

Merilynn Bourne made a motion to approve the 1/4/07 minutes. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Cheston Newbold discussed procedural matters regarding alternates and voting members. Members voting on each application will be noted in the minutes.

Heidi Jaarsma relayed a recent phone conversation with David Crane, head arborist for PSNH, and discussed RSA 231:158, cutting trees of imminent danger, and procedures for removal of trees along scenic roads. PSNH must receive permission from the Selectboard should they wish to cut a tree they feel is an imminent danger on a scenic road.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
JANUARY 23, 2007**

PUBLIC HEARING RE: PROPOSED AMENDMENTS
TO THE TOWN OF CORNISH ZONING ORDINANCE

The Town of Cornish Planning Board held a Public Hearing on the six (6) proposed amendments to the zoning ordinance on Thursday, January 23, 2007, at 7 pm in the Cornish Town Office. Members present were Cheston Newbold, Chair, Bill Lipfert, Gail Pillsbury, and Peter Storrs; Larry Dingee, Gwyn Gallagher, and Jim Littlefield, Alternates; and Heidi Jaarsma, Secretary.

Amendment No. 1

The Planning Board's Amendment No. 1 revises the dimensional standards for telecommunications facilities by giving specific reference points from which the height limit of a new telecommunications facility can be measured and increases the height limit for new telecommunications facilities in order to provide reasonable opportunities for telecommunications service in Cornish. Amendment No. 1 also designates the Cornish Planning Board as the regulatory authority in the case that artificial lighting of a telecommunications tower is required by the Federal Aviation Administration.

Fred Sullivan asked if this would have affected the recent case before the Zoning Board. Heidi Jaarsma said that Verizon Wireless would not have been able to argue that the rise in elevation behind the proposed site was a point from which the proposed tower's height

limit could be measured since this amendment gives a radius and specific points of reference.

Amendment No. 2

The Planning Board's Amendment No. 2 eliminates the 100 foot buffer between the edge of the Regulatory Flood Plain and sewage disposal systems.

Fred Sullivan asked if this change would have prevented the need for a variance on the former Sullivan property on Route 120. The Board said that it would have.

Amendment No. 3

The Planning Board's Amendment No. 3 prohibits commercial extraction of groundwater to ensure future availability of public and private water supplies.

Joan Littlefield asked if this would apply to a use incidental to business. The Board said that it would not apply to an incidental use such as watering plants in a greenhouse, irrigating fields, washing cars, etc. The prohibition only applied to selling water as a commodity. Mrs. Littlefield said that a large business could use a lot of water and should be regulated.

Bill Wall also spoke in favor of further protection of water resources.

Amendment No. 4

The Planning Board's Amendment No. 4 adds a residency requirement to the General Provisions under Automotive Repair Garage.

Heidi Jaarsma said that there were differing opinions between the UVLSRPC planner she had consulted and Town Counsel regarding this amendment, but that Town Counsel had said that it was not discriminatory.

Stu Hodgeman asked if the Board felt the change was that important. Cheston Newbold said that the Board had heard comments requesting the change.

Fred Sullivan did not agree with the proposed amendment. The Town needed the tax dollars that business could bring in.

Bill Wall advocated for a light industry zone in Town.

There was a discussion regarding which businesses have a residency requirement. Only cottage industry and expanded cottage industry do in all zones. Bill Lipfert said that the Board should review the residency requirement in the Village Zone this year. Bill Wall asked the board if it at sometime it would discuss the creation of a light industrial zone.

Fred Sullivan asked for a sense of the Board indicating support for the amendment. The Board was in support 5-3 of the amendment with Larry Dingee, Gwyn Gallagher, and Heidi Jaarsma against.

Amendment No. 5

The Planning Board's Amendment No. 5 clarifies the residency requirement in the General Provisions under cottage industry.

Fred Sullivan asked if this amendment was connected to Amendment No. 4. It was not, Cheston Newbold said; the language was clarified but the effect of the sentence remained. Bill Lipfert noted that the header was missing from this amendment. It will be added before submission to the Town Clerk.

Amendment No. 6

The Planning Board's Amendment No. 6 defines windmill. Currently windmill is not defined in the Ordinance. Windmills are exempted from the 35 foot height limit in the Cornish Zoning Ordinance (Article V.D.1).

Heidi Jaarsma said that this would not prevent any non-functioning windmill with a height of less than thirty-five feet.

Fred Sullivan asked if this would prevent someone from selling power back to the electric company. It would not.

Stu Hodgeman said that wind farms would not be allowed under this definition. Heidi Jaarsma said that if the ordinance were to include wind farms, some of the same language regarding setbacks etc. under Telecommunications should apply.

Bill Wall informed the Board of the size and scope of the average wind-powered generating plant.

Adjournment

Bill Lipfert made a motion to adjourn. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
FEBRUARY 1, 2007**

The Cornish Planning Board met on February 1, 2007, at 7 pm in the Cornish Town Office. Members present were Cheston Newbold, Chair, Bill Lipfert, Gail Pillsbury, Troy Simino, and Peter Storrs; Gwyn Gallagher and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Approval of Minutes

Merilynn Bourne made a motion to approve the 1/18/07 minutes as amended. Gail Pillsbury seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert made a motion to approve the 1/23/07 minutes as amended. Gail Pillsbury seconded the motion, and the vote of the Board was in the affirmative.

Warrant Article for Master Plan

Heidi Jaarsma said that she had spoken with the Upper Valley about bringing down the cost of the \$11,650 proposal to complete the Master Plan Update. The Board will submit an article for \$8,000.

Other Business

The Board reviewed the 2006 Town Report.

Merilynn Bourne reported that the Duvals have withdrawn their application to subdivide.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
FEBRUARY 15, 2007**

The Cornish Planning Board met on February 15, 2007, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Acting Chair, Larry Dingee for Cheston Newbold, Gail Pillsbury, Troy Simino, and Heidi Jaarsma, Secretary.

James and Pamela Lukash – Completeness Review re: Major Subdivision, NH Route 120

Christopher Paton, Surveyor, presented the plans showing a 5.1 acre subdivision from Map 12, Lot 32, 22 acres before subdivision. The proposed driveway would be 670 feet long; a driveway permit is pending. The entire boundary survey had been waived at the January meeting. Bill Lipfert asked about a deed reference for the utility pole on the property. Mr. Lukash said that there was none. Heidi Jaarsma made a motion to accept the plan as complete on the following conditions.

1. That the numeric (e.g. 1"=100') scales be eliminated on the general plan and under the driveway profile.
2. That a bar scale be added.
3. That some kind of turnaround be shown (horizontally) on the driveway.
4. That the board be informed of any power easements on the entire lot.
5. That the driveway permit number, if available, be given.

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

Robert and Shirley Bladen – Preliminary Discussion re: need for Site Plan Review

Mr. and Mrs. Bladen would like to fix up and rent an existing apartment attached to the General Store. The Board looked up the Zoning Board's 2000 approval: the apartment had been part of the original zoning application, and no site plan review would be necessary. The board advised the Bladens to make sure that the septic system was sufficient to handle the apartment.

Steven and Karen Jameson – Preliminary Discussion re: Annexation, Center Road

Steven Jameson told the Board that he would like to annex 10 acres from an abutter to a .5 acre parcel he owns across the street from his house. He was advised that the lot configuration had to be as regular as possible and to maintain the 30-foot setback between buildings and boundary lines.

Upcoming PSNH Hearing

Because two hearings were already slated for the March 15th meeting date, the Board decided to hold the hearing regarding tree trimming on scenic roads on March 1st.

Other Business

The application of Paul and Beverly Duval for subdivision has been withdrawn. Should the Duvals re-apply, the subdivision would have to be a minimum of five acres.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
MARCH 1, 2007**

The Cornish Planning Board met on March 1, 2007, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Acting Chair, Gail Pillsbury, Troy Simino, and Peter Storrs; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Also in attendance were Dan Flynn, John Hammond, Colleen O'Neill, and Caroline Storrs.

Public Hearing re: Proposed Tree Cutting on Scenic Roads

Pursuant to the provision of the State of New Hampshire RSA 231:158, the Cornish Planning Board held a public hearing on Thursday, March 1, 2007, at the Cornish Town Office located at 488 Town House Road at 7:00 p.m. to hear public testimony or comments on tree cutting proposed by PSNH on the following scenic roads: St. Gaudens Road and Lang Road. PSNH specifications call for the removal of brush and limbs less than four inches in diameter which are located within eight feet to the side of, ten feet below, or fifteen feet above conductors.

Bill Lipfert opened the hearing. A letter from Joan and Jim Littlefield requesting a continuance since they were unable to attend was introduced into the record.

David Crane, head arborist for PSNH, discussed tree cutting in the past by CVPS before the acquisition of the lines by PSNH. No cutting had been done on the lines in the general area since 2000. CVPS had done a good job – regrowth was at a minimum. PSNH standards are less aggressive than those of CVPS. Dead, decayed, or defective trees are taken down. Mr. Crane had flagged thirteen trees along Lang and St. Gaudens Roads which he would like to be removed. Of the thirteen, seven are dead, one is dying, and five are decayed. Asplundh Tree Service will do the work and will try to contact every property owner. Work will begin in the area, but not on designated scenic roads, before the close of the hearing.

Bill Lipfert asked if there would be much limb removal work. Mr. Crane said that there were a few places on Lang Road and that there was a lot of brush at the intersection of Dodge and Lang. No herbicides are used except at substations, of which there are none in Cornish, and areas where there is a lot of poison ivy around switches and meters.

Stumps are not treated. Mr. Crane also said that he would check with his counterpart at Verizon about new poles set near St. Gaudens.

Colleen O'Neill asked Mr. Crane about an 8-foot tall stump left on a birch tree. Mr. Crane said that the only time tall stumps are left is when there is a guy wire (PSNH is trying to remove these from the system) or a wildlife habitat.

Ms. O'Neill also said that she thought the removal of everything 4 inches and under up the road might be severe. Mr. Crane said that the removal zone is within eight feet. The other side of the road would not be affected.

Heidi Jaarsma asked if the specifications provided applied to all roads. Mr. Crane said that they did, but tree removal was more of a judgment call on scenic roads.

Dan Flynn said that he would rather have stumps immediately at the roadside left 3-4 feet high for the sake of the wing plow. He also praised the Asplundh crew. He also mentioned some poles leaning along Gap Road. Mr. Crane said that the Newport office makes the call on pole replacement.

Colleen O'Neill asked when work would start and was concerned about mud season and the width of the road. Mr. Crane said that he tries to keep crews on State roads during mud season. The narrowness of the road would be a problem. Rerouting would be helpful if it could be a possibility.

Bill Lipfert asked if PSNH knew which segments of the line were in the Town right of way. Mr. Crane said that crews often end up on private property.

Gail Pillsbury asked about brush removal. Mr. Crane said that brush is chipped; the wood belongs to the landowner. Colleen O'Neill suggested stockpiling the wood for families in need. Dan Flynn said that the highway garage would take the chips.

Heidi Jaarsma made a motion to continue the hearing to March 15th. Merilynn Bourne seconded the motion. Peter Storrs asked if he should abstain because he lives on St. Gaudens road. Bill Lipfert said that a member only needs to abstain if he or she has a direct financial interest in the application before the Board. Peter Storrs said that he did not. The vote of the Board was in the affirmative. David Crane said that he would have the list of proposed tree removals by Monday. Heidi Jaarsma said that she would post the list in the Town Office and put PSNH first on the agenda.

Other Business

Heidi Jaarsma told the Board of an offer from the UPLSRPC to hold free educational seminars on issues to do with water. The seminars are sponsored by the Joint River Commission.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
MARCH 15, 2007**

The Cornish Planning Board met on March 15, 2007, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Acting Chair, Troy Simino, and Peter Storrs; Larry Dingee for Cheston Newbold and Gwyn Gallagher for Gail Pillsbury; Jim Littlefield, Alternate; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Reorganization

Troy Simino made a motion to accept the following slate of officers: Bill Lipfert as Chair, Cheston Newbold as Vice Chair, and Heidi Jaarsma as Secretary. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative with one abstention by Larry Dingee.

Approval of Minutes

Larry Dingee made a motion to accept the minutes of 2/15/07. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Peter Storrs made a motion to accept the minutes of 3/1/07. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

PSNH – Continued Public Hearing re: proposed work on Scenic Roads

voting members: Bill Lipfert (chair), Gail Pillsbury (absent), Troy Simino, Peter Storrs, Merilynn Bourne, and Heidi Jaarsma

David Crane, head arborist for PSNH, said that tree #2 was off the list. Jim Littlefield said that he had not been able to locate the poles and the several flags were off the trees. Mr. Crane explained how the poles were marked. Mr. Crane said that he had some additional trees to add to the list. The Board asked him to submit the entire list so that action could be taken on the entire list at the April 5th meeting.

Jim Littlefield said that he did not want to see a one size fits all solution. He stated that he has kept the trees on his property on Lang Road maintained and trimmed. He has contracted trees incorporated to do necessary work. For aesthetic and safety factors, he has grown trees around the end pole on his property. Heidi Jaarsma asked Mr. Crane if trimming needed to be done on the Littlefield property in order to meet PSNH specifications. Mr. Crane said that some trimming would be necessary.

Joan Littlefield said that she was troubled by the specifications given by PSNH. She referenced *A Hard Road to Travel* and said that by law no work could be done if the owner objected. Bill Lipfert said that would not be the case if the utility had been granted an easement from a property owner or a license from the Town to work within the right of way. Mrs. Littlefield said that she would check the information. She said that she and

her husband had maintained their roadside; areas with native foliage had been pruned so as to cascade down the shale cliffs.

Bill Lipfert asked Mr. Crane if he had encountered situations in the past where owners had a track record of pruning trees in the area of power lines. Mr. Crane said that for reasons of legality and safety he could never enter into an agreement to have a landowner or other party maintain power lines. He said that he did not know if Trees Inc. was certified to do linework. Jim Lukash spoke to the dangers of trees leaning on power lines: serious injury or death could result. Larry Dingee said that the fire department is required to stay with a downed power line until the power company arrives; he advocated getting all the necessary work done. Mr. Crane said that though work needed to be done on the Littlefield property, that work was not extensive.

Joan Littlefield suggested one of the qualified arborists or foresters in Town be appointed Tree Warden. That Tree Warden could negotiate with property owners and look out for the Town's interests instead of PSNH's interests.

Bill Lipfert asked Mr. Crane to ensure that all trees on the list would be flagged. Mr. Crane will submit an amended list by March 29th. Heidi Jaarsma made a motion to continue the hearing to April 5th. Merilynn Bourne seconded the motion. Larry Dingee asked if work would be delayed by the continuance. Mr. Crane said that the mud would likely be more of a delay. The vote of the Board to continue was in the affirmative.

James and Pamela Lukash – Public Hearing re: Major Subdivision, NH Route 120
voting members: Bill Lipfert (chair), Larry Dingee, Gail Pillsbury (absent), Troy Simino, and Heidi Jaarsma

Chris Paton presented the maps with the corrections requested at the February hearing. No easement of record was found for the utility pole on the property. Troy Simino made a motion finding that the conditions to Completeness had been met. Larry Dingee seconded the motion, and the vote of the Board was in the affirmative.

The public hearing was opened. No abutters were present. Troy Simino made a motion to accept the subdivision as presented. Larry Dingee seconded the motion, and the vote of the Board was in the affirmative.

Charles Sullivan – Completeness Review re: Major Subdivision, East Road
voting members: Bill Lipfert (chair), Troy Simino, Peter Storrs, Larry Dingee, Gwyn Gallagher, Merilynn Bourne, and Heidi Jaarsma

Mr. Sullivan presented the plan for a five-acre subdivision from Map 16, Lot 17, 63 +/- acres before subdivision. The Board went through the application checklist, on file. Heidi Jaarsma made a motion to waive 5' contours on the entire lot. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative. Heidi Jaarsma made a motion to accept the map as complete with the following conditions:

1. Show the well radius as 100'.

2. Show soils on the map.
3. Show only a bar scale.

Peter Storrs seconded the motion, and the vote of the Board was in the affirmative.

Steve Jameson – Preliminary Discussion re: Annexation

Chris Paton presented a preliminary map of an annexation from the Wilson lot to the Jameson lot. Since the two lots were not contiguous, an annexation was not possible. The Board discussed other options, including subdivision, with Mr. Paton.

Daryle Downing – Preliminary Discussion re: Major Subdivision Harrington Road
(Lynda Downing and Daryle Downing properties)

Mr. Downing discussed proposed five-acre subdivisions on his and his mother's properties. He was advised to find out if his mother's property was a single lot of record and to be aware of setbacks.

Other Business

The Board discussed a proposed amendment to RSA 674:41. A letter of support had been requested by one of the amendment's sponsors. The Board was not in support of the amendment and will contact the sponsor to that effect.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
APRIL 5, 2007**

The Cornish Planning Board met on Thursday, April 5, 2007, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, Cheston Newbold, Troy Simino, and Peter Storrs; Gwyn Gallagher and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

David Crane of PSNH and Joan Littlefield also attended the meeting.

Continued Public Hearing re: Proposed Tree Cutting on Scenic Roads

voting: Bill Lipfert (chair), Merilynn Bourne, Heidi Jaarsma, Troy Simino, and Peter Storrs

David Crane said that he and the Littlefields had reached an accord that four foot clearance would be sufficient on their property. Mr. Crane said that the Littlefields will be contacted before work begins on their property.

Heidi Jaarsma asked about the road agent's request to leave the stumps immediately on the edge of the road three feet high. Mr. Flynn had said that the stumps could be pulled. Joan Littlefield said that pulling stumps can do damage to the bank. David Crane said

that flush cuts are preferable. Troy Simino said that the stumps should be cut close to the ground as pulling would cause too much disturbance.

The Board also discussed protecting any stone walls in the work area and safety for passing motorists.

Heidi Jaarsma made a motion to approve the work on Lang and St. Gaudens Roads as presented by PSNH on the following conditions:

1. All stumps are to be cut as close as possible to the ground.
2. The integrity of the stone walls is to be protected.
3. PSNH or its contractor must provide advance warning to approaching motorists. All work to be done when shoulders are passable.

Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
APRIL 19, 2007**

The Cornish Planning Board met on Thursday, April 5, 2007, at 7 p.m. in the Cornish Town Office. Members present were Cheston Newbold, Acting Chair, Gail McKenzie, Troy Simino, and Peter Storrs; Gwyn Gallagher and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Charles Sullivan – Public Hearing re: Major Subdivision, East Road
voting members: Cheston Newbold (for Bill Lipfert), Troy Simino, Peter Storrs, Larry Dinglee, Gwyn Gallagher, Merilynn Bourne, and Heidi Jaarsma

Wayne McCutcheon presented the maps. Cheston Newbold noted that the scale, 1"=100', had not been removed as had been a condition of completeness. Wayne McCutcheon read from the *NH Joint Board Rules Regarding Plats* which states that such a scale is required on plats. Heidi Jaarsma said that the Town Subdivision Regulations require a bar scale but say nothing about whether a numeric scale should or should not be shown. She said that the board should look into amending its regulations before changing plat requirements. Heidi Jaarsma made a motion to remove condition number three (show only a bar scale) and find the map complete. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Cheston Newbold opened the public hearing. Charles Sullivan said that he would convey the lot with a deed restriction precluding building or parking cars in the field. Peter Plinsinga, an abutter, said that he wanted to know how close the house would be to his.

Cheston Newbold said setback from the property line was a minimum of thirty feet. Charles Sullivan said that the building would be on the far said of the lot from Mr. Plinsinga's residence. Fred Sullivan said that it would not make sense to build below the septic system near Mr. Plinsinga's house.

Heidi Jaarsma made a motion to accept the subdivision as presented. Cheston Newbold seconded the motion, and the vote of the Board was in the affirmative.

Daryle and Christina Downing – Preliminary Discussion re: Major Subdivision, Harrington Road

Chris Paton represented the Downings. The hearing will be renoticed since an abutter was omitted. Mr. Paton requested that the completeness review and public hearing be held at the same meeting on May 17th. Cheston Newbold made a motion to that effect. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative. Mr. Downing showed the Board a preliminary sketch and he was advised to ensure that the well radius which crosses the boundary line be protected. Since the well and septic are preexisting, a seventy-five foot radius would be acceptable.

Walter Wilson – Preliminary Discussion re: Major Subdivision, Center Road

Mr. Paton asked the Board if it would be willing to waive several of the requirements for a major subdivision in the deed were conveyed with a restriction allowing only agriculture on the lot. The Board said that it was feasible.

Frank and Marion Roberts – Preliminary Discussion re: Major Subdivision, Root Hill Road

Mr. and Mrs. Roberts discussed options for subdividing their Root Hill Road property. Retaining enough property to qualify for current use was discussed.

Other Business

A packet from the St. Gauden's Memorial was circulated.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
MAY 3, 2007**

The Cornish Planning Board met on Thursday, April 5, 2007, at 7 p.m. in the Cornish Town Office with Peter Dzewaltowski from the Upper Valley Lake Sunapee Regional Planning Commission. Members present were Bill Lipfert, Chair, Cheston Newbold, Troy Simino, and Peter Storrs; Jim Littlefield, Alternate; John Hammond for Merilynn Bourne, Selectboard rep; and Heidi Jaarsma, Secretary.

The Planning Board discussed issues for the Master Plan update with Peter Dzewaltowski.