

**MINUTES**  
**CORNISH PLANNING BOARD**  
**AUGUST 16, 2007**

The Cornish Planning Board met on Thursday, August 16, 2007, at 7 p.m. in the Cornish Town Office. Members present were Cheston Newbold, Acting Chair, Troy Simino, and Peter Storrs; Gwyn Gallagher and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Approval of Minutes

Bill Lipfert submitted an amended version of the July 19, 2007, minutes. Merilynn Bourne made a motion to approve the minutes as amended. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Gwyn Gallagher made a motion to approve the minutes of July 5, 2007. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Hier Development Group – Public Hearing re: Annexation, East Road

Gar Hier and Wayne McCutcheon attended the hearing. Mr. McCutcheon presented the plan with the corrections noted at the July 19<sup>th</sup> hearing. Cheston Newbold opened the public hearing. No abutters were present. Heidi Jaarsma made a motion to accept the annexation as presented. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,  
Heidi M. Jaarsma

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

The Cornish Planning Board met on Thursday, July 19, 2007, at 7 pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gail McKenzie, Cheston Newbold, and Troy Simino; Larry Dingee, Gwyn Gallagher, and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

The meeting was called to order at 7:06 p.m.

Hier Development Group – Completeness Review re: Annexation, M16, L18 & 21A, East Road

*voting members: Bill Lipfert (chair), Merilynn Bourne, Heidi Jaarsma, Gail McKenzie, Cheston Newbold, and Troy Simino*

Gar Hier and Wayne McCutcheon presented the application to annex .7 acres from M16, L21A to M16, L18. The present owner of M16, L18 would like more land to construct an outbuilding. Two spelling errors were noted.

Cheston Newbold made a motion to accept the map as complete with the two spelling corrections. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Sandra and William Redlands-Poland – Application for Voluntary Merger of Map 10, L66 and M10, L66A

*voting members: Bill Lipfert (chair), Merilynn Bourne, Heidi Jaarsma, Gail McKenzie, Cheston Newbold, and Troy Simino*

The two lots were the result of a subdivision. Sandi Redlands said that she would like to merge the two lots and presented the necessary paperwork. Heidi Jaarsma asked if there was any residential use on the second lot. Ms. Redlands said that there was not. Heidi Jaarsma made a motion to accept the merger. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Ms. Redlands asked the Board about two properties in town and was referred to the Selectboard.

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

Mr. Roberts presented a plan for a 33.7 acre subdivision from his 44.8 acre property on Root Hill Road. The Board discussed the Roberts' options with the property and said that access would be a major issue. The following recommendations were made to pursue the application:

1. Map enough contours to show a viable road to a viable home site,
2. Survey of the entire boundary of the original lot
3. Provide an easement stating that the right of way gives access to one residence only; and
4. Proof of granting of the easement, in no. 3, from the property on which it is proposed to exist (to be recorded only if the subdivision is approved).

The Simonds, abutters, said that a portion of the property proposed for subdivision was listed for sale. Bill Lipfert said that it should not be listed for sale unless it is clearly stated pending subdivision approval by the Cornish Planning Board.

Larry Dingee recommended that the Board codify standards for private roads.

Wayne and Everett Gray – Preliminary Discussion re: Business Use

Everett Gray said that he would like to move his shop from Windsor to Cornish. He discussed two potential sites, both in the Rural Zone, with the Board. The Board discussed the nature of the business, which would be construction-related, with the

Grays. The Grays said that they would be milling wood to build timber framed houses. Cheston Newbold said that they could pursue an application for a sawmill. The Board said that the matter was for the Zoning Board.

Doug Miller – Preliminary Discussion re: Tandy Brook Road property

Doug Miller asked the Board several questions about the gravel pit on his property:

1. Does Mr. Miller have the right to remove fill which was placed in the gravel pit;
2. What triggers the reopening of the pit when native material is removed;
3. Can he move material from one lot to another within his contiguous parcels?

Being the regulatory authority over gravel pits, the Planning Board said that they would research the questions and give Mr. Miller an answer. Mr. Miller also asked about driveway access from a Class VI road. He was told he would need two driveway permits should he want to cross the road to get from one lot to another.

Other Business

Cheston Newbold made a motion to approve the 6/21/07 minutes. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

The August 2, 2007, meeting was cancelled.

Merilynn Bourne made some suggestions to reorganize setback tables in the Ordinance.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,  
Heidi Jaarsma

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

The Cornish Planning Board met on Thursday, July 5, 2007, at 7 pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Cheston Newbold, and Troy Simino; Gwyn Gallagher, and Jim Littlefield, Alternates; and Heidi Jaarsma, Secretary.

Upcoming Agenda Items

Heidi Jaarsma relayed a discussion with Everett Gray about a proposed business use. Mr. Gray had been referred to the Planning Board. Members of the Planning Board saw it as an issue for the Zoning Board. A joint meeting with the Zoning Board was suggested in order to discuss the issue. Bill Lipfert would get in touch with the Zoning Board chair.

*Planning Board Minutes 7/5/07*  
*unapproved*

Respectfully submitted,  
Heidi M. Jaarsma