

*Planning Board Minutes 7/19/07
approved 8/16/07, amended 9/5/07*

**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,

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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

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**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 19th 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
SEPTEMBER 6, 2007**

The Cornish Planning Board met on Thursday, September 6, 2007, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, Troy Simino, Peter Storrs, and Heidi Jaarsma, Secretary.

Karen Gillock offered her involvement in the master plan update.

Peter Dzewaltowski introduced Christine Walker, the new director of the Upper Valley Lake Sunapee Regional Planning Council, to the Board. Mr. Dzewaltowski also presented a timetable for completion of a rough draft of the Master Plan update by March. The Board will seek public input after the draft is completed.

Other Business

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Bill Lipfert made a motion to amend the approved minutes of July 19th by changing the second to last paragraph under Robert to read as follows, with italics indicating the amendment:

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.*

Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
OCTOBER 4, 2007**

The Cornish Planning Board met on Thursday, October 4, 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.

The Board discussed the timetable for the Master Plan Update and asked Cheston Newbold to call the UVLSRPC about the first November meeting.

The Board also discussed possible amendments to the Zoning Ordinance: consolidation of tables and the addition of contractors' yard to allowed uses.

Respectfully submitted,
Heidi M. Jaarsma

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

The Cornish Planning Board met on Thursday, October 19, 2007, at 7 p.m. in the Cornish Town Office. Member present were Bill Lipfert, Chair, Cheston Newbold, Troy Simino, and Peter Storrs; Larry Dingee, Gwyn Gallagher, and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Stuart and Helen Hodgeman – Preliminary Discussion re: Annexation, Dodge Road
Stuart Hodgeman presented a preliminary plan to annex approximately 50 acres from his Plainfield lot to Cornish Tax Map 8, Lot 8, 221 +/- acres owned by J.D. Salinger. Heidi

Jaarsma had contacted the Municipal Association about the procedure in annexing land from another town. The Board asked Mr. Hodgeman to provide the following:

1. Provide the Town of Cornish three copies of the plat signed by both towns.
2. The plat must show approval of both the Cornish and Plainfield Planning Boards.
3. The mylar shall be filed by Plainfield, and the Cornish Planning Board must be notified when that plan is filed.
4. Change the verbiage on the plat as recommended regarding annexation.
5. Add total acreages after annexation.
6. Change the label on the Hodgeman Lot to 'Parcel B' to avoid confusion between tax map numbers in the two towns.

Heidi Jaarsma made a motion to hold the Completeness Review and the Public Hearing on November 15, 2007. Cheston Newbold seconded the motion, and the vote of the Board was in the affirmative.

Larry Dingee – Preliminary Discussion re: Major Subdivision, Leavitt Hill Road

Larry Dingee presented the deeds to his 82.4-acre property on Leavitt Hill Road. One deed describes two parcels bought at separate times. He asked if subdivision were necessary. Since a 2000 annexation to the property from Scott Stevens shows the parcels in question as one lot, the Board told Mr. Dingee that he would need to subdivide.

Peter Storrs recommended that the Board require a survey of the 30-acre parcel and the 2.9-acre parcel. And access point to the new lot and the first hundred feet of contours to a viable house site were also requested.

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Proposal to Amend the Zoning Ordinance

Larry Dingee presented a proposal to add a contractors' yard to the list of business uses in the zoning ordinance. Several members on the Board recommended two levels, defined by the number of employees. A subcommittee was appointed with the following membership: Larry Dingee, Gwyn Gallagher, and Cheston Newbold.

Approval of Minutes

Gwyn Gallagher made a motion to approve the October 4, 2007, minutes with one correction. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma

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

The Cornish Planning Board met on Thursday, November 1, 2007, at 7 p.m. at 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.

Presentation by Peter Dzewaltowski, UVLSRPC re: Master Plan Work

Peter Dzewaltowski presented Land Use chapter and related maps. He will return on December 13th.

Other Business

Cheston Newbold circulated the proposal to add a contractors yard to the zoning ordinance. Everett Cass asked the Board if there was a residency requirement. He was told there was not. Mr. Cass spoke in favor of the proposal. Cheston Newbold asked the Board to take a vote to go forward with the proposal and made a motion to that effect. Heidi Jaarsma seconded the motion, and the vote of the Board was 3-1 with Troy Simino against and Gwyn Gallagher abstaining.

2008 Budget

Bill Lipfert reported to the Board that he had researched fireproof filing cabinets for records storage upstairs. The cabinets are heavy and expensive. A separate warrant article was suggested and Mr. Lipfert will discuss the matter with the Selectboard.

The Board set the advertising rate at this year's approximate expenditure, \$1500. Nearly all of this expenditure is covered by application fees.

Respectfully submitted,

Heidi M. Jaarsma

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

The Cornish Planning Board met on Thursday, November 15, 2007, at 7 p.m. at the Cornish Town Office. Members present were Bill Lipfert, Chair; Merilynn Bourne, Select Board representative; Gail McKenzie, Peter Storrs and Troy Simino; and Larry Dingee and Jim Littlefield, Alternates.

Meeting Minutes Review and Approval

The Board reviewed the draft October 19 and November 1, 2007 meeting minutes. It was noted that the November 1, 2007 minutes contained a duplicated paragraph that should be deleted. Merilynn Bourne moved that the two sets of minutes be approved, subject to the deletion of the duplicated paragraph. Troy Simino seconded. The vote was in the affirmative.

Application for Annexation by Stuart and Helen Hodgeman, Dodge Road

For the purpose of this application, Jim Littlefield and Peter Storrs, who abut the subject property, recused themselves.

Chris Patton, the land surveyor retained by the Hodgemans, presented the plan. Stuart Hodgeman. Colleen O'Neil and Joan Littlefield were also present. The plan involves annexing Plainfield land of the Hodgemans to Cornish land of Jerome Salinger.

Bill Lipfert opened the Completeness Review. The Board reviewed the six requests of Mr. Hodgeman from the October 19 meeting minutes (only the last three requests affect the plan to be presented).. Regarding Item 4, Stuart Hodgeman indicated that the wording of the annexation language on the plan had been directly copied from a similar Michael Yatsevich Plainfield/Cornish annexation. The three applicable items were found to have been addressed. There was a question as to whether the lot to which the parcel was to be annexed was completely shown on the plan. The Board reviewed the pertinent deeds on the online registry and felt that the lot in question did correspond to that shown on the plan and that all abutters had been properly notified. Larry Dingee made a motion to consider the application complete. Gail McKenzie seconded and the vote was in the affirmative.

Bill Lipfert then opened the Public Hearing. Bill Lipfert asked Chris Patton if the pins shown as "Set Iron Pin" had, in fact, been set. Mr. Patton confirmed that they had. Bill Lipfert asked if the "Woods Road" shown leading from the retained Hodgeman land to the annexed land was meant to denote a Right of Way. Mr. Patton indicated that it was not. There were no other questions or comments from Board. Bill Lipfert asked if any members of the public wished to speak; no one indicated a desire to speak. Merilynn

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Bourne made a motion to approve the annexation and Gail McKenzie seconded. The vote was in the affirmative.

Bill Lipfert signed three mylars. A fully-executed copy of the annexation (with Plainfield Planning Board signatures as well) will be provided to the Board by Mr. Hodgeman.

Other Business

Merilyn Bourne indicated that the Select Board would be requesting approval at the Town Meeting in March for the procurement of two fireproof filing cabinets with two hour fire rating for placement in the Second Floor front alcove. These will be for storage of both Planning Board and ZBA records. This will be a separate warrant article and not part of the proposed budget of either Board.

The Board voted to adjourn at 8:50 p.m.

Respectfully submitted,
Bill Lipfert