

MINUTES
CORNISH PLANNING BOARD
JUNE 16, 2011

The Cornish Planning Board met on Thursday, June 16, 2011, at 7 pm, in the Cornish Town Office. Members present were Bill Lipfert, Chair; Gwyn Gallagher, Gail McKenzie, Mary Mancuso, and Peter Storrs; Larry Dingee, Selectman; and Heidi Jaarsma, Secretary.

Approval of Minutes

Bill Lipfert noted two minor corrections in the last paragraph of the June 16, 2011, minutes. Gwyn Gallagher made a motion to accept the minutes as amended. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Annette Bailey – Continued Completeness Review and Public Hearing re: Site Plan Review, NH Route 12A

Ms. Bailey was not present. The hearing was not opened.

Christopher and Amanda Jewell – Completeness Review re: Major Subdivision, Clark Camp Road

voting: Bill Lipfert, Chair, Larry Dingee, Gwyn Gallagher, Heidi Jaarsma, Gail McKenzie, Mary Mancuso, and Peter Storrs

Chris Jewell (applicant), Wayne McCutcheon (surveyor), George Edson, and Fred Schad attended the hearing.

Before the hearing was opened, Heidi Jaarsma informed the Board that the abutters list submitted with the application was incorrect: Fred and Jenny Schad, abutters, had not been notified. Ms. Jaarsma had consulted the on-call attorney at the Local Government Center and was advised that if the abutter who did not receive notice attended the hearing and stated for the record that he or she had had sufficient time to prepare for the hearing and if that abutter felt that notice was sufficient, the application could proceed without further notice. Mr. Lipfert asked Mr. Schad if he had had sufficient notice. Mr. Schad said that he had.

Peter Storrs made a motion to accept Mr. Schad's statement as sufficient notice. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative. Mr. Lipfert opened the Completeness Review.

Wayne McCutcheon presented the plan to subdivide 15.6 +/- acres from the 26.6 +/- acre lot owned by Christopher and Amanda Jewell. Both the owner and potential buyer would both like to retain at least 11 acres for current use. The width of the existing curb cut to the Kumpf lot would be doubled. Mr. McCutcheon said that NH DOT had been pleased with the plan. A

culvert design for the driveway had been submitted to the wetlands board. Mr. McCutcheon said that he would have a driveway permit prior to the next meeting. The driveway to the house site would measure +/-850'. The steepest grade along the proposed drive according to Mr. McCutcheon was +/-9.1%. Bill Lipfert asked if the septic would be a traditional design. Mr. McCutcheon said that it would be.

Mr. Lipfert said that although the Board was not in the Public Hearing phase, he felt he needed to inform the applicant that the lot was not, in his opinion, close to being a regular shape as set out in Article V.B of the *Cornish Zoning Ordinance*. Mr. Jewell and Mr. McCutcheon discussed the lot layout as presented. The prospective buyer wanted to keep the maple grove at the high point of the property, and both parties wanted at least eleven acres for current use. Mr. Jewell also said that the buyer wanted the field. Both Mr. Jewell and Mr. McCutcheon discussed the placement of a deed restriction on part or all of the subdivided lot to prohibit further development. Peter Storrs suggested a conservation easement. Mr. Lipfert said that none of those suggestions addressed the lot shape.

Gwyn Gallagher noted that Mr. McCutcheon had told the Board all building would be behind the tree line on the lot subdivided, in a prior subdivision of the property, now Kumpf. He asked Mr. McCutcheon if the 100' no-building setback from the road had been recorded in the deeds to the lots in that for that prior subdivision. Mr. McCutcheon said that he would check.

The following corrections and/or changes to the plat were requested:

1. Correct the spelling of *Schad*.
2. Correct the title block to read *Clark Camp Road*.
3. Correct the spelling of *permanent*.
4. Change SW to NE where incorrect.
5. Add *Major Subdivision* to title.
6. Add subdivision language to certification form.
7. Show the 100-year flood plain and overlay district setback if applicable.

The Board reviewed the Major Subdivision Application checklist. Submission requests and modifications are noted, below.

1. *Final Plat*: See corrections, above, and waivers, below.
2. *Soil Survey Plan*: Add a delineation line between the soil types and add percolation rate.
3. *Subdivision Grading and Drainage Plan*: Add location of all surface water on or within 200 feet of the subdivision. Also, add 2' contours past pond and drain.
4. *Subdivision Road and Utility Plan*: Does not apply.
5. *Subdivision As-Built Plans*: Does not apply.
6. *Impact Assessment*: Does not apply

7. *Agency and Permit Approvals:* Mr. McCutcheon said that a dredge and fill permit was in process. He stated that he would have a driveway permit by the July hearing date. The Board stated that it was not comfortable with the double width of the driveway and that a better plan would be a shared entrance with a single flow of cars. Use of a right-of-way over the existing drive was suggested by the Board.

The following waivers and modifications were requested:

Subdivision Regulations, V.B.1.e and V.B.3.d: Increase the contours to 2' in the drainage area and wet areas.

Subdivision Regulations V.B.3.e: waive the required submission of a drainage and hydrology report.

Subdivision Regulations V.B.7.b': waive the required submission of a State-approved septic design

Larry Dingee made a motion to grant the waivers requested, above. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative. Gwyn Gallagher made a motion to continue the completeness review to the July meeting and if the application is found complete, to open the public hearing at the July meeting. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Heidi Jaarsma asked the Board to consider a rehearing fee if an applicant did not attend a warned hearing. Gail McKenzie made a motion to submit to the Selectboard the addition of a \$25.00 rehearing fee to the Planning Board fee schedule.

Larry Dingee said that the status of Old Stagecoach Road was being discussed by the Selectboard.

Respectfully submitted,
Heidi M. Jaarsma