

**MINUTES
CORNISH PLANNING BOARD
JUNE 21, 2007**

The Cornish Planning Board met on Thursday, June 21, 2007, at 7 pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, and Troy Simino; Larry Dingee, Gwyn Gallagher, and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Daryle and Christina Downing – Continued Completeness Review and Public Hearing re: Major Subdivision of Map 10, Lot s 6 & 23, Harrington Road
voting members: Bill Lipfert (chair), Merilynn Bourne, Gwyn Gallagher, Heidi Jaarsma, and Cheston Newbold

Daryle Downing gave the Board a copy of a test pit done on the proposed lot in 1994. Bill Lipfert asked if the protective well radius could be contained entirely within the lot with the existing house. Chris Paton, Surveyor, said that it would not be possible to do so and maintain setbacks. The driveway access was shown on the eleven acre lot. Mr. Lipfert asked if the pins were set in the field. Mr. Paton said that they were. Heidi Jaarsma made a motion to accept the plan as complete. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert opened the public hearing. No abutters were present. There was no further comment from the Board. Troy Simino made a motion to accept the subdivision as presented. Cheston Newbold seconded the motion, and the vote of the Board was in the affirmative.

Walter Wilson – Public Hearing re: Major Subdivision, Center Road
voting members: Bill Lipfert (chair), Merilynn Bourne, Gwyn Gallagher, Heidi Jaarsma, and Cheston Newbold

Chris Paton, Surveyor, presented the map. All the conditions, one through five, of the June Completeness Review had been met except the pin in the brook which Mr. Paton said was not feasible.

Bill Lipfert opened the public hearing. Frank Parks, abutter, looked at the maps and had no comment. Merilynn Bourne made a motion to accept the subdivision as presented on the condition that the newly created lot be used for agricultural purposes only. Cheston Newbold seconded the motion, and the vote of the Board was in the affirmative. Heidi Jaarsma said that her approval of the subdivision rested on the restriction to agricultural uses only since the lot shape was highly irregular.

**MINUTES
CORNISH PLANNING BOARD
MAY 17, 2007**

Planning Board Minutes 6/21/07
unapproved

The Cornish Planning Board met on Thursday, May 17, 2007, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gail McKenzie, Cheston Newbold, Peter Storrs, and Troy Simino; Gwyn Gallagher and Jim Littlefield, Alternates; John Hammond for Merilynn Bourne, Selectboard rep; and Heidi Jaarsma, Secretary.

Approval of Minutes

April 5, 2007: Cheston Newbold made a motion to approve. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

April 19, 2007: Gail McKenzie made a motion to approve. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

May 3, 2007: Peter Storrs noted that he had been present. Cheston Newbold made a motion to approve the minutes as amended. Peter Storrs seconded the motion, and the vote of the Board was in the affirmative.

Daryle and Christina Downing – Completeness Review and Public Hearing re: Major Subdivision of Map 10, Lot 20, Harrington Road

voting members: Bill Lipfert (chair), Merilynn Bourne, Gwyn Gallagher, Heidi Jaarsma, Gail McKenzie, Cheston Newbold, and Peter Storrs

Chris Paton, Surveyor, represented the Downings. He requested that the Board waive the requirement of the entire perimeter survey. The entire property had been surveyed by Wayne McCutcheon in the nineties. Peter Storrs made a motion to waive the requirement of the entire boundary survey. Cheston Newbold said that he thought the request was reasonable and seconded the motion. The vote of the Board was in the affirmative. Bill Lipfert noted that ‘test pit’ should be taken off the legend since there was no test pit shown on the map. Bill Lipfert also asked if there was an assurance that a septic could be possible without a test pit. Chris Paton said that the 28-acre lot was big enough to support a septic. Peter Storrs said that unless there were real mitigating circumstances, a 28-acre lot would be able to support a viable septic. Gail McKenzie noted that there was no symbol for ‘underground electric’ on the legend.

Gwyn Gallagher made a motion to find the application complete with the addition of ‘Underground Electric’ and symbol and removal of ‘test pit’ and symbol from the legend. The motion also included a waiver of the entire boundary survey and test pit. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert opened the Public Hearing. No abutters were present. Heidi Jaarsma made a motion to accept the plan as presented. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Daryle and Christina Downing – Completeness Review re: Major Subdivision of Map 10, Lot s 6 & 23, Harrington Road

voting members: Bill Lipfert (chair), Merilynn Bourne, Gwyn Gallagher, Heidi Jaarsma, Gail McKenzie, Cheston Newbold, and Peter Storrs

Peter Storrs asked if the boundary on the house side of the lot could be redrawn to include more of the protective well radius. The well radius could be seventy-five feet since the system is existing. The Board also asked that access to the 11-acre lot be shown. Cheston Newbold made a motion to continue the Completeness Review to June 21st. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Walter Wilson – Completeness Review re: Major Subdivision, Center Road

voting members: Bill Lipfert (chair), Merilynn Bourne, Gwyn Gallagher, Heidi Jaarsma, Gail McKenzie, Cheston Newbold, and Peter Storrs

Heidi Jaarsma read the proposed agricultural easement from the deed, on file. Heidi Jaarsma made a motion to accept the application as complete on the following conditions.

1. Show a well radius of seventy-five feet.
2. Show the width of the NH Electric Coop easement if one exists.
3. Add the zone (Rural).
4. Correct the spelling of Parsonage Road.
5. Place and show a pin on the North corner and, if feasible, by the stream.

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

Verizon New England – Request for Waiver of Site Plan Review

voting members: Bill Lipfert (chair), Gwyn Gallagher, Jim Littlefield, Gail McKenzie, Cheston Newbold, and Peter Storrs

Heidi Jaarsma circulated the request of Verizon New England to waive Site Plan Review for a 10' x 10' concrete pad and equipment cabinet at 880 Town House Road. Ms. Jaarsma had spoken recently with Norman Rice of Verizon NE about a similar cabinet on Town House Road; a waiver had been granted for that cabinet on the condition that shrubs be planted so that the view of the cabinet was completely blocked from the road. Mr. Rice said that the planting had not been done because hookup was not complete. Gwyn Gallagher asked if the proposed cabinet would serve only the telecommunications facility. Merilynn Bourne said that she had been told it would when Verizon NE had applied for a building permit. Peter Storrs said he saw no reason not to hold a site plan review. Cheston Newbold made a motion to deny the request to waive site plan review. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma

Arthur Peterson, Verizon New England

Mr. Peterson, a representative of Verizon New England, discussed the existing equipment cabinet, for which Site Plan Review had been waived, on Town House Road. The waiver had been contingent on screening of the site, and that screening had not yet been installed. Mr. Peterson said that Verizon New England understood that it was obligated to provide screening but the contract work inspector had asked that work not commence too early in the Spring. He said that the remaining work would be completed before the expiration of the building permit. The board fence, which was not part of the waiver and not installed by Verizon New England, had been removed.

Verizon Wireless – Public Hearing re: Alteration of Approved Site Plan

voting members: Bill Lipfert, Chair, Merilynn Bourne, Cheston Newbold, and Troy Simino

Linda Connell of McLane, Graf, and Raulerson, represented Verizon Wireless in the request to alter the approved site plan of a telecommunications facility at 880 Town House Road with the addition of an enclosed equipment cabinet measuring 6'h x 3.5'w x 2'd to be installed in a 10' x 10' area.

Ms. Connell said that when the original Site Plan Review application had been made a condition of approval had been that the utility cross section not be substantially different from a standard multilined telephone cable and electric wires. The proposed equipment cabinet was not dissimilar from one already installed on Town House Road.

Bill Lipfert asked who would own the equipment. Ms. Connell said that Verizon New England would own the equipment. Mr. Lipfert asked what would guarantee that the work would be as described. Ms. Connell said that work could only be done in the easement area and that Verizon Wireless would be willing to put landscaping in its budget. Merilynn Bourne expressed concern that the work would not be done in a timely manner and cited the existing equipment cabinet which Mr. Peterson had discussed with the Board. Ms. Bourne asked what the 'future 6' cabinet' as shown on the plan would be. Both Ms. Bourne and Dr. Littlefield did not want to approve something that they did not know. Heidi Jaarsma said the plan did show a height limit. Bill Lipfert said that the letter would be part of the submission. Bill Lipfert brought up the old poles which have not been removed throughout town. Gwyn Gallagher suggested using spruce trees for screening. Heidi Jaarsma said that the board fence that Verizon New England had removed would have been fine if it had screened the site from the road.

The meeting was opened to comment from the public. No abutters were present. Joan Littlefield asked if the meeting were a public one. Bill Lipfert said it was; Heidi Jaarsma read from the rules of order concerning public meetings. Joan Littlefield asked if the decision could require Verizon Wireless to cover court costs for the Town if the Town were sued. Bill Lipfert said that he did not think that could not be part of the motion. Mrs. Littlefield suggested that maintenance of screening in perpetuity be required.

Cheston Newbold made a motion to approve the alteration with the following conditions:

1. The old pole is to be removed at ground level.
2. Screening of the equipment easement area shall be established and maintained so that all potential views of the easement area from Town House Road are eliminated. Screening shall consist of a natural, weathered 'barn board' fence similar to the one shown on the submission by Verizon Wireless and spruce trees.
3. Vehicle and maintenance access after construction to the 10'x10' pad and associated equipment shall be solely from the dirt road shown on the May 30th submission.
4. The line from the pole to the equipment in the easement area shall be underground.
5. Debris and trees cut due to construction are to be disposed of and steep slopes are to be seeded with grass within sixty days of completion of construction.
6. All screening to be completed before the expiration of the building permit.

Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Troy Simino discussed a driveway permit for a drive within 100' of a wetlands which would require a special exception.

Jim Littlefield said that PSNH had done a nice job on the tree trimming and removal on Lang Road. He said there was a dead tree on Lang Road that needed to be removed. Merilynn Bourne said that if the tree was an imminent danger, the Selectboard could give permission to remove it.

Respectfully submitted,
Heidi M. Jaarsma