

**MINUTES  
CORNISH PLANNING BOARD  
MAY 19, 2011**

The Cornish Planning Board met on Thursday, May 19, 2011, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gwyn Gallagher (late), Mary Mancuso, Gail McKenzie, and Peter Storrs; Troy Simino and Jay Young, Alternates; Larry Dingee, Selectman; and Heidi Jaarsma, Secretary.

Approval of Minutes

Several corrections were made to the April 21, 2011, minutes. Mary Mancuso made a motion to approve the minutes as amended. Peter Storrs seconded the motion, and the vote of the Board was in the affirmative.

Ellen Oberkotter – Continued Completeness Review and Public Hearing re: Major Subdivision and Annexation, Sunrise Hill Road

*voting: Bill Lipfert, Chair, Larry Dingee, Heidi Jaarsma, Mary Mancuso, Peter Storrs, and Jay Young for Gail McKenzie*

Clayton Platt, surveyor; and Robert and Mariet Jaarsma, abutters attended the hearing.

Clayton Platt represented Ms. Oberkotter at the hearing. Mr. Platt presented the subdivision and annexation plan with the changes requested by the Board at the April 21, 2011, Completeness Review. The Board found that requests one through nine had been met. Mr. Platt requested and was granted the following submission waivers:

*Subdivision Regulations V.B.1.e:* Peter Storrs made a motion to waive contours on the recorded plan. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

*Subdivision Regulations V.B.3.e-k:* Larry Dingee made a motion to waive the drainage and hydrology report. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

*Subdivision Regulations V.B.4:* Larry Dingee made a motion to waive the subdivision road and utility plan. Peter Storrs seconded the motion, and the vote of the Board was in the affirmative. Mr. Platt submitted a State-approved septic design for both Lot 1 and Lot 2.

*Subdivision Regulations V.B.6:* Gail McKenzie made a motion to waive the Impact Assessment. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Peter Storrs made a motion to find the application complete. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert opened the Public Hearing. Mariet Jaarsma asked if there were to be any culverts on the driveway to Lot 1. Robert Jaarsma expressed concern about the flow of water down the hill on Lot 1. Mr. Platt said that, although he was not building the driveway, he did not foresee any culverts. He also said that the driveway and house location would not create any addition to the natural flow currently on the property. Robert Jaarsma said that his only other concern was the impact of additional traffic on the road.

Peter Storrs made a motion to approve the Subdivision and Annexation plan as presented. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Annette and Charles Bailey – Completeness Review and Public Hearing re: Site Plan Review of Neighborhood Store, NH Route 12A

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

Annette and Charles Bailey, applicants, and Fred Weld, abutter, attended the hearing.

Ms. Bailey presented the site plan for a proposed neighborhood store. Upon inspection of the plan the Board found that the boundaries were incorrect on the plan. The Board waived or modified the following submission requirements:

*Site Plan Review (SPR) II.A.2: Requirement to submit a scaled plan.*

*SPR II.A.3: Requirement to show angles and bearings of the lines, dimensions and lot area.*

*SPR II.A.4: Requirements to show contours.*

*SPR II.A.5: Requirement to show the height of existing structures.*

*SPR II.A.6: Plan need only show NH Route 12A with 33-foot from center line setback.*

*SPR II.A.8: Requirement to show private and public utilities.*

*SPR II.A.9: Plan need only show the zoning district.*

*SPR II.B.1,2,4,9,10: The Board found did not apply.*

*SPR II.B.3: Plan need only show the existing and proposed parking areas.*

*SPR II.B.5: Plan must show the outdoor wall light.*

*SPR II.B.6: The Plan need only show a snow removal plan.*

*SPR II.B.7: Plan must include a letter from the Cornish Police and Fire Departments stating the adequacy of the site.*

*SPR II.B.8: The requirement for a construction drawing was waived contingent on the plan including a photo of the store entrance.*

Ms. Bailey has applied to the State Department of Transportation for a new driveway permit. Although the public hearing was not opened, the Board asked Mr. Weld if he would like to speak on the application. Mr. Weld spoke in support of the proposal and added that that area has a long history of small business.

Gwyn Gallagher made a motion to approve the waivers and modifications, above, to the site plan review submission requirements and to continue the completeness review and public hearing to June 16, 2011. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Mr. Lipfert conveyed a correspondence from Cheston Newbold, Sr., which stated his resignation as an Upper Valley Lake Sunapee Regional Planning Commissioner and as a representative to the Joint River Commission. The Board commended Mr. Newbold, in absentia, on his many years of service.

Respectfully submitted,  
Heidi M. Jaarsma