

Planning Board Minutes 10/19/06
approved 11/2/06

**MINUTES
CORNISH PLANNING BOARD
OCTOBER 19, 2006**

The Cornish Planning Board met on Thursday, October 19, 2006, at 7 p.m. in the Cornish Town Offices. Members present were Bill Lipfert, Acting Chair, Gail Pillsbury, Troy Simino, and Peter Storrs; Larry Dingee, Gwyn Gallagher, and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Also in attendance were Robert & Shirley Bladen, Wayne McCutcheon, Skip Pedersen, Roland Webb, and David Fielder.

Bill Lipfert called the meeting to order and introduced the members of the Board. Mr. Lipfert appointed Gwyn Gallagher to stand in for Cheston Newbold.

Robert and Shirley Bladen – Public Hearing re: Lot Line Adjustment, NH Route 120
Mrs. Bladen explained that the proposed lot line adjustment would give the Halls ownership of their well and the Bladens ownership of their drive. No abutters were present. Gwyn Gallagher made a motion to accept the lot line adjustment as presented. Troy Simino seconded the motion, and the vote of the Board was in the affirmative.

Lawrence Stern and Benjamine Lindberg – Completeness Review re: Major Subdivision, Parsonage Road
Wayne McCutcheon presented the plan for the subdivision of Map 7, Lot 87 (+/-24.9 acres) into four lots of +/-6.4, +/-6.2, +/-6.4, and +/-6 acres.

Heidi Jaarsma relayed to the Board that the proposed curb cuts had been approved by the Town of Cornish Road Agent. Gwyn Gallagher asked about the power line easement for the lines which used to run through the property. Mr. McCutcheon said that there had never been a written easement on the property.

Skip Pedersen voiced his concerns about development in Cornish. He asked where the houses would be located and said that he hoped there would be no houses on the ridgeline. He said that the topography of the area was very steep. Wayne McCutcheon said that the houses would be close to the road and that he would put a building restriction on the map and in the deed on the land lying west of a line drawn 300 feet from the road.

Mr. McCutcheon discussed the option of shared driveways and said that such a configuration was not feasible due to terrain.

The Board reviewed the application requirements for Major Subdivisions and asked that the following additions to the plan and additional submissions be made:

1. That a delineation between slopes 'd' and 'e' (15-25% and >25%) be shown on the map.
2. That the protective well radii shown on the plat be 100'. The lot for which a septic approval has been obtained need only be 75'.
3. That the approximate soil mapping unit boundaries be shown and that a soils report prepared by a certified Soil Scientist or engineer be submitted.
4. That the stream be shown on the locator.
5. That 5' contours be shown in the building area (from the road to a line drawn 300' west of the road). Five-foot contours shall also be shown 100' beyond the 'no build' line on the downslope (north) side and 100' east of Parsonage road onto abutting properties.
6. That a drainage and hydrology report prepared by an engineer shall be submitted.
7. That an assessment of water quality and water service to the proposed lots be submitted. The assessment could be an assessment of adjacent properties in terms of the availability and quality of water or the gal/minute of a well drilled on the property in question.
8. Show approximate limits of the Town right of way on Parsonage road and show housefronts of abutting properties.

Mr. McCutcheon said that the owners intend to develop the property and that he would discuss drilling a well with his clients.

The driveways were discussed. Mr. McCutcheon pointed out the four proposed drives and three proposed culverts. He said that the Road agent, Mr. Flynn, felt the proposal would improve the road. Gwyn Gallagher expressed concern about the impact of construction on the road and suggested a bond to cover any damage. Mr. Lipfert recommended bringing up the issue at the public hearing. Mr. Lipfert asked Mr. McCutcheon if he had discussed the Harrington Road intersection with Mr. Flynn. He had not. Mr. Lipfert said that it was a blind merge, and Mr. McCutcheon offered to pay for a stop sign on Harrington Road. A dangerous intersection sign or yield sign were also suggested as alternatives to a yield sign. Bill Lipfert said that it would be useful to know the limits of the right of way on the east side of Parsonage Road. Mr. McCutcheon said that he could show the house fronts on the abutting properties east of Parsonage Road.

Heidi Jaarsma made a motion to continue to Completeness Review to the November 16th meeting. Peter Storrs said that he would not vote on the action because he had arrived partway through the hearing. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Dave and Sonya Fielder – Preliminary Discussion re: Minor Subdivision, Town House Road

Mr. Fielder presented a preliminary plan of a two-lot subdivision of the Town House Road property. He intends to purchase approx. one adjacent acre to give lot two the

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required five acres and road frontage. He also proposed to access an existing landlocked 2.75 acre lot through the existing driveway.

Heidi Jaarsma said that the proposal would access four housing units – a duplex and two residences off of one driveway. Bill Lipfert said that he did not think it advisable for the Planning Board to approve access to a lot that was nonconforming. Other members of the Board said that they felt that the lot was a legal nonconforming lot of record and that the acreage did not matter. Mr. Lipfert pointed out that a building permit currently could not be given to the lot. The Board will contact Town Counsel.

The history of the landlocked lot was discussed. Larry Dingee said that it has been the practice of the Board to require that the portion of the drive serving more than two houses be upgraded to Class V standards. Maintenance falls upon the landowner, not the town.

The Board also noted that the current drive is likely within the floodplain, and expansion of its use may require ZBA approval. Larry Dingee said that when the lot was a gravel pit, the State had wanted the curb cut at the bridge.

If Mr. Fielder wanted to apply for subdivision and access approval, the Board said that the boundaries of the 2.75-acre lot and the access should be shown on the map.

Approval of Minutes

Gwyn Gallagher made a motion to approve the September 21st minutes. Merilynn Bourne seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Heidi Jaarsma read a letter from the New Hampshire Division of Historical Resources regarding further balloon tests in leaf-off conditions.

A letter from the Upper Valley Lake Sunapee Regional Planning Council regarding communications from that organization was read.

A letter from Kathleen Maslan was read regarding questions about a possible subdivision of East Road property.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
MASTER PLAN HEARING – VISION SECTION
OCTOBER 12, 2006**

The Cornish Planning Board held a public hearing on October 12, 2006, at 7 p.m. in the Cornish Elementary School Gymnasium on the adoption of the Vision Section to the Cornish Master Plan. Members present were Cheston Newbold, Chair, Bill Lipfert, Gail

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Pillsbury, and Peter Storrs; Larry Dingee, Gwyn Gallagher, and Jim Littlefield, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Cheston Newbold opened the hearing with a statement about the purpose of the Master Plan and asked for comments from the public regarding the draft vision statement. Comments are listed below.

Concern about increasing the size of the Village Zone in Cornish Flat, especially with regard to the available water supply, was raised.

The impact of increasing the size of the Village Zone in Cornish Flat on farmland was discussed.

Adding water quality to the land use section under core principles was suggested.

Elderly housing – possibilities already explored and the implications of federal funding – was discussed.

Open space development was recommended. Another participant asked how cluster development is defined. The definition from the ordinance was read.

A participant spoke in favor of housing affordability and against increasing the minimum lot size in the rural zone. Another participant said that increasing density – i.e. decreasing the minimum lot size – would send taxes up, land values down, and would be challenged in court. Conservation easements were suggested as a way to promote open space.

Handicapped access at the George H. Stowell Library was discussed. Solving the problem without impacting the historic character of the building was a concern.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
OCTOBER 5, 2006**

The Cornish Planning Board met on Thursday, October 5, 2006, in the Cornish Town Office. Members present were Cheston Newbold, Chair, and Peter Storrs; Jim Littlefield, Alternate; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

The Board discussed possible changes to the zoning ordinance, the town report, and the upcoming master plan hearing on the vision section.

Respectfully submitted,
Heidi M. Jaarsma

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