

**MINUTES
CORNISH PLANNING BOARD
OCTOBER 1, 2009**

The Cornish Planning Board met on Thursday, October 1, 2009, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gail McKenzie, Cheston Newbold, Secretary, Troy Simino, and Peter Storrs; Gwyn Gallagher and Mary Mancuso, Alternates; and Merilynn Bourne, Selectwoman.

Discussion re: Conservation Zoning

The Board was unable to access the GRANIT mapping website. The Town will purchase a wireless router. The Board will find the Conservation Commission maps and will look into getting copies from the Upper Valley. The discussion should be based on good science and applied to the entire Town.

Other Business

Peter Storrs passed out the CRJC Atlas. It was noted that Cheston Newbold was not listed as a commissioner nor was Cornish mentioned. Mr. Newbold signed several books.

The Board will ask Heidi Jaarsma to draft a letter for the Selectboard identifying the unfulfilled conditions of the subdivision on Parsonage Road.

Respectfully submitted,
J. Cheston M. Newbold

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**MINUTES
CORNISH PLANNING BOARD
OCTOBER 15, 2009**

The Cornish Planning Board met on Thursday, October 15, 2009, at 7 p.m. in the Cornish Town Office. Members present were Peter Storrs, acting Chair, and Gail McKenzie; Larry Dingee, Gwyn Gallagher, and Mary Mancuso, Alternates; and Heidi Jaarsma, Secretary.

Approval of Minutes

Gwyn Gallagher made a motion to approve the 9/17/09 minutes. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Gail McKenzie made a motion to approve the 10/1/09 minutes. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Straightaway Auto – Continued Completeness Review and Public Hearing re: Site Plan Review, NH Route 120

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

Bucky Demers and Jeff Lamoureux attended the hearing. Mr. Lamoureux presented letters from the Fire and Police departments. Mr. Lamoureux also informed the board that the driveway entrance had been divided into two fifty-foot sections. Heidi Jaarsma made a motion to find the application complete. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative, 6-0.

The Public Hearing was opened. Larry Dingee asked if the garage had received the driveway permit number from the State. Mr. Lamoureux said he had not received the permit number yet.

Heidi Jaarsma made a motion to approve the site plan under the condition that the Board will withhold signature of the approval until a copy of the driveway permit is on file with the Planning Board. The conditional approval is to be valid for ninety days from the close of the hearing today. Should the applicants not receive the approval within ninety days, they may approach the Board for an extension. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Other Business

The Board discussed RSA 674:39 and 674:4-a with regard to the Lindberg-Stern Subdivision on Parsonage Road. All four owners will be notified of the conditions to approval.

Heidi Jaarsma relayed a question from Betty Miller of the Conservation Commission about a joint meeting regarding the discussion about Conservation Zoning. Ms. Jaarsma was not sure that RSA 676:2 applied to a meeting between a land use board and commission. The sense of the Board was that the discussion is in a very preliminary stage; all discussions are open and the Commission is welcome to attend.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
NOVEMBER 5, 2009**

The November 5, 2009, meeting of the Cornish Planning Board was cancelled.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD**

NOVEMBER 19, 2009

The Cornish Planning Board met on Thursday, November 19, 2009, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gail McKenzie, Troy Simino, and Peter Storrs; Larry Dingee, Gwyn Gallagher, and Mary Mancuso, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma, Secretary.

Approval of Minutes

Gail McKenzie made a motion to approve the October 17, 2009 minutes. Larry Dingee seconded the motion, and the vote of the Board was in the affirmative.

Charles Sullivan – Preliminary Discussion re: Major Subdivision, East Road

Charles Sullivan, Fred Sullivan, Kim Demond, John Dry, and Wayne McCutcheon attended the discussion. Wayne McCutcheon presented a preliminary plan subdividing two lots, 5 +/- and 20 +/- acres, from Map 16, Lot 22, 91 +/- acres before subdivision. Fred Sullivan presented the Board with a letter sent to abutters informing them of the plans for the lot. The Board noted that the lot shape of the 20 +/- acre lot was not regular. Fred Sullivan said that retaining ownership of the access drive to the back lot dictated the configuration of the eastern boundary of the lot. The access drive in question branches off, but is not part, of the Class VI road that runs parallel to the southern boundary of Map 16, Lot 22. The Board discussed alternate configurations of the 20 +/- acre lot. Several members suggested following the existing stone walls. The Board asked that a driveway profile be shown on the plan with metes and bounds from the center, declared width, and a fifty foot turn around at the top. The Board also asked that the soils be shown on the plan. The Board felt that the contours shown were sufficient. A site visit was planned for 1 p.m. on November 22nd.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
DECEMBER 3, 2009**

The Cornish Planning Board met on Thursday, December 3, 2009, in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gail McKenzie, Cheston Newbold, Troy Simino, and Peter Storrs; Larry Dingee and Gwyn Gallagher, Alternates; Merilynn Bourne, Selectwoman; and Heidi Jaarsma Secretary.

John Dryfhout, Caroline Storrs, Susan Chandler, and member of the Conservation Commission, listed below, also attended the meeting.

Discussion re: Camping Regulations

Bill Lipfert circulated proposed language regarding private campsites. Merilynn Bourne suggested that the regulation be confined to lots without a residential structure. Larry Dingee asked what concern would be addressed by the proposed regulation. Troy Simino

said that the concern in the health and safety of the Town: long term camping creating a de facto residence on a lot that cannot support a residence.

The Board discussed allowing camping in conjunction with a residence for thirty days without a permit. After thirty days, individuals would have to apply for a thirty-day permit which could be renewed a certain number of times in a calendar year. Individuals camping on a lot without a residence would have to apply for a permit before camping.

Caroline Storrs said that she thought allowing a 120 day camping period was too long. Larry Dingee asked how the regulations would apply to weekend campers or seasonal/recreational vehicle campers.

Discussion re: Proposed Amendment to Article X.G

Heidi Jaarsma circulated changes to the language regarding criteria for a variance. The language matches new language in State RSA and brings the ordinance in line with the State. The Zoning Board already must use the State criteria.

Merilynn Bourne made a motion to submit the amendment to public hearing. Cheston Newbold seconded the motion, and the vote of the Board was in the affirmative.

Conservation Commission, work session re: Conservation Zoning, Road Plan, et al.

Conservation Commission members present: Bill Gallagher, Chair, John Hammond, Don Snowden, Betty Miller, Mariet Jaarsma, Linda Fuerst, and Ricky Poor.

Bill Gallagher updated the Planning Board on current Conservation Commission projects. Mr. Gallagher circulated a packet which included the Commission's Land Conservation Guide, Natural Resource Inventories, and the recent easement on the Fitch property. Town Forest access was also discussed. Mr. Gallagher invited members of the Planning Board to the Commission meetings. Betty Miller asked where the Planning Board was in discussing a Conservation Zone. Board members said that a Conservation Zone was one of the recommendations in the master plan. The Board had only begun the discussion of resource-based conservation zoning. For the next two months the Board will be focusing on amendments to the zoning ordinance.

The Conservation also discussed concerns regarding the widening of some Town roads. Bill Lipfert suggested that a road policy which would describe the right of way, legal width, maintenance goals, and protection for each town road be generated by a committee of Board and Commission Members, the road agent, and community members.

Other Business

John Dryfhout spoke to the Board about upcoming tree removal at the Saint-Gaudens. Four mature pine trees along the road will be cut within a week as part of a viewshed restoration project. He had heard about the cutting only through ConnectCornish. He said that the project was the product of a bureaucracy with too much time and money. He circulated names of officials members could contact to stop the cutting.

Heidi Jaarsma said that Park Service had contacted the Board because the trees were on a scenic road; however, the Planning Board does not have authority over tree-cutting by landowners along a scenic road. The Planning Board regulates work by municipalities and utilities along scenic roads. The Planning Board had been invited to a meeting where the tree work was briefly discussed. Caroline Storrs, a trustee who also was at the meeting, said that the trustees had expressed concern about cutting the four pines along the road and were under the impression that the trees in question would remain.

Don Snowden said that the Conservation Commission had been told that the trees to be removed along the road were not in good health. He was not aware that the trees along the road were part of the viewshed project. John Dryfhout asked the Planning Board to contact the park service. Bill Lipfert said that the Planning Board had no purview over the tree-cutting. Larry Dingee added that since the Planning Board has regulatory authority over scenic roads, the board should not restrict a landowner's use of property along a scenic road.

Other Business

Bill Lipfert suggested that the Board use surplus 2009 funds, approximately \$450, to generate a digitized zoning map. The Board felt it was an appropriate worthwhile expenditure.

Respectfully submitted,
Heidi M. Jaarsma

**MINUTES
CORNISH PLANNING BOARD
DECEMBER 17, 2009**

The Cornish Planning Board met on Thursday, December 17, 2009, at 7 p.m. in the Cornish Town Office. Members present were Bill Lipfert, Chair, and Troy Simino; Larry Dingee and Gwyn Gallagher, Alternates; and Heidi Jaarsma, Secretary.

Bill Lipfert called the meeting to order at 7:06 p.m.

Approval of Minutes

Troy Simino made a motion to approve the November 19, 2009, minutes. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Larry Dingee suggested that the budget and discussion about using 2009 funds for mapping be added to the December 3, 2009, minutes. Troy Simino made a motion to accept the minutes as amended. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Charles Sullivan – Completeness Review re: Major Subdivision, East Road

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

John Drye and Charles, Fred, and Shirley Sullivan attended the hearing.

Fred Sullivan presented the plan. He said that both the Sullivans and Mr. Drye agreed that the Sullivans should retain ownership of the gravel road accessing Lot 6 from the Class VI road. Bill Lipfert noted that the beginning of the "Y" from the Class VI road was on the Stewart property. He asked whether the section of gravel road in question was in the Town right of way or Stewart property.

Larry Dingee said that the Selectboard had discussed the Class VI road as access years ago. He thought that the Class VI was usable to the property line. The Sullivans asked who would determine the right of way. The Board recommended that they start with the Selectboard, or their surveyor could research the right of way.

Mr. Lipfert also noted that one piece of the driveway cross section had a grade of more than 20%. Bill Lipfert said that the existing and proposed driveway profile accessing Lot 6 should be shown. Existing grade should be shown as a solid line; proposed grade (not to exceed 15%) should be shown as a dashed line.

Troy Simino asked if there were an inlet and outlet to the pond shown on Lot 6. Fred Sullivan said that there was and showed the Board where the path of the watercourse would be on the plan.

Heidi Jaarsma made a motion to accept the map as conditionally complete with waiver the following requirements:

Subdivision Regulations V.B.1.e: Accept the 5' contours of only the two proposed building lots as shown.

Subdivision Regulations V.B.4: The requirement to submit a drainage and hydrology report was waived.

Conditions to Completeness are to be as follows:

1. Show suitable access to Lot 6: If the Class VI road is to be used as access, show that the property boundary of Lot 6 abuts the Class VI right of way. The grade at any point of the access shall not exceed 15% and shall be shown as a dashed line on the driveway profile. A turn-around shall be shown at the top of the access. And, the access shall conform to the Town of Cornish Driveway Regulations.
2. The inlet to the pond shall be shown. The outlet of the pond shall be shown to the boundary of the subdivision.

Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative. A site visit was planned for Saturday, January 2, 2010, at 1 p.m.

Proposed amendments to the Zoning Ordinance/New Maps

Mr. Lipfert presented the zoning maps generated by the Upper Valley Lake Sunapee Regional Planning Council. The official zoning map was digitized: no changes were made. It was the sense of the Board that there was not enough time to proof read the maps before Town Meeting and will use them as a resource.

The Board discussed the proposed camping regulations. Larry Dingee circulated suggested changes to the proposed ordinance. The Board took the suggestions under consideration and generated a revised ordinance, attached. Troy Simino made a motion to submit the amendment to a public hearing. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Other Business

The Board discussed the sample land use regulation audit, a grant from Vital Communities. It was the sense of the Board not to pursue the audit. Bill Lipfert will contact Vital Communities.

Respectfully Submitted,
Heidi M. Jaarsma