

MINUTES
CORNISH PLANNING BOARD
JANUARY 17, 2013

The Cornish Planning Board met on Thursday, January 17, 2013, at 7 pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gwyn Gallagher, and Mary Mancuso; David Haseman, Alternate; Larry Dingee, Selectman; and, Heidi Jaarsma, Secretary.

Agenda Revision and Approval of Minutes

Heidi Jaarsma stated that Joshua and Angie Hall would not attend the schedule preliminary discussion due to the flu.

Gwyn Gallagher made a motion to approve the 12/20/2012 minutes. David Haseman seconded the motion, and the vote of the Board was in the affirmative.

Amanda Posner – Completeness Review re: Site Plan Review of the Broom at Crow's Corner, School Street

voting: Bill Lipfert, Chair, Larry Dingee, Gwyn Gallagher, David Haseman for Jay Young, Heidi Jaarsma, and Mary Mancuso

Amada Posner and Steve Wilkie attended the hearing. Ms. Posner submitted on 12/28/2012 an application for site plan review of the Broom at Crows Corner: retail sales of antiques, art pieces, crafts and/or handiwork allowed in the Village Zone under Article IV.B of the Cornish Zoning Ordinance. Ms. Posner submitted with the plan approval from the Fire Chief for a capacity of up to seventy people, which Ms. Posner noted was more than would ever be in the building. Ms. Posner also submitted a plan which showed exterior lighting only on the steps during November and December. Signs on the plan were unlit. Ms. Posner also submitted a series of photographs of the proposed parking area and a letter from the General Store giving Ms. Posner permission to park on the green across from Ms. Posner's residence. The plan showed four proposed parking spaces on the green. Heidi Jaarsma read into the record a letter, on file, from Dale Lawrence in support of the proposed use. David Haseman asked if the sign hanging on the post would obstruct the sight line of vehicles on NH Route 120. Steve Wilkie said that due to the height of the post and the bend in the road, the sign would not create an obstruction to line of sight from NH Route 120. Ms. Posner stated that she had tried several times, unsuccessfully, to contact the Police Chief.

The Board reviewed the application checklist and granted the following waivers:

A. Existing Data and Information (page 2 of application)

- A2: *The requirement for the plan to be prepared by a registered land surveyor to be waived.*
- A3: *Requirement to show bearings to be waived. Boundary line sketch and road frontage to be shown.*
- A4: *Waiver*
- A5: *Show abutting structures; height and size of existing structures to be waived.*
- A6: *Show roads.*
- A7: *Indicate use of the store, bank, and post office.*
- A8: *Does not apply.*
- A9: *Show zone (village); other requirements to be waived.*

B. Proposed Plan and Information (page 3 of application)

- B1: *Does not apply.*
- B2: *Does not apply.*
- B3: *Show all parking spaces, existing one-way road sign.*
- B4: *Does not apply.*
- B5: *Show signs and approximate dimension and any exterior lighting of signs.*
- B6: *Does not apply.*
- B7: *Show a circulation plan. Letter of adequacy from Fire and Police Chiefs required.*
- B8: *Does not apply.*
- B9: *Does not apply.*
- B10: *Does not apply.*
- B11: *Does not apply.*

Mary Mancuso made a motion to accept the plan as complete on the following conditions:

1. Mark with an arrow the one-way direction on School Street.
2. Attach the abutters list with addresses to the plan.
3. Show the zone, Village, of Map 18, Lot 12.
4. Submit a letter of adequacy from the Police Chief.

David Haseman seconded the motion, and the vote of the Board was in the affirmative, 5-0.

Travis Callahan and Mildred Richardson – Request for Continuance, Public Hearing re:
Annexation and Boundary Line Adjustment, Jackson Road.

voting: Bill Lipfert, Chair, Larry Dingee, Gwyn Gallagher, David Haseman for Gail McKenzie, Heidi Jaarsma, Mary Mancuso, and Jay Young (absent).

Travis Callahan and Mildred Richardson have applied to annex Map 6, Lot 83, .22+/- acres, evenly between Map 6, Lot 73B, 5.34+/- acres, owned by Travis Callahan, and Map 6, Lot 83, 1.09 +/- acres, owned by Mildred Richardson. Patrick Dombroski represented the applicants. He apologized for missing the December 20, 2012, hearing and requested a continuance of the public hearing to January 17, 2013. Heidi Jaarsma made a motion to continue the hearing to January 17, 2013. Larry Dingee seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert opened the public hearing. No abutters were present. Larry Dingee made a motion to accept the Annexation and Boundary Line adjustment with the following conditions:

1. Remove the symbol representing 'pin to be set' from the plan.
2. Change the names of the current property owners on note one to the corresponding map and lot numbers.
3. Delete 'zoned' from note 4 under property information.

David Haseman seconded the motion, and the vote of the Board was in the affirmative, 5-0.

Other Business

Bill Lipfert mentioned a scoping meeting regarding the relicensing of the Wilder and Bellows Falls dams at the West Lebanon Library on 1/21/2013.

The Upper Valley Lake Sunapee Regional Planning Commission Transportation Advisory Requests asked by letter for submissions of study requests. The Board suggested submitting a request to study intersections at Town House Road and Route 12A and Town House Road and NH Route 120.

Bernie Waugh will give a presentation of recent changes to state law affecting municipal boards and officials on February 7, 2013. All Town Board, Commissions, and department heads will be invited to attend.

Respectfully submitted,
Heidi M. Jaarsma