

**MINUTES
CORNISH PLANNING BOARD
FEBRUARY 21, 2013**

The Cornish Planning Board met on Thursday, February 21, 2013, at 7 pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso, and Jay Young; and, Heidi Jaarsma, Secretary.

Also in attendance were Amanda Posner, Bob Bladen, Shirley Bladen, Bob Bladen, Jr., Priscilla Dean, Steve Wilkie, Bill Gallagher, Sally Wellborn, Joshua Hall, Ellessia Hall, and Isabella Hall, and Tom Dombroski.

Approval of Minutes

Gwyn Gallagher made a motion to approve the 1/17/2013 minutes as presented. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Amanda Posner – Public Hearing re: Site Plan Review of the Broom at Crow’s Corner, School Street voting: Bill Lipfert, Chair, Gwyn Gallagher, Heidi Jaarsma, Mary Mancuso, and Jay Young

Amanda Posner has submitted 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. The following conditions were made to finding the site plan complete at the January 17, 2013, Completeness Review:

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. (*Planning Board Minutes 1/17/2013*)

Ms. Posner submitted a revised site plan. The Board found that conditions one through four had been met.

Bill Lipfert read a letter from the Police Chief, on file, into the record. Chief Hackett expressed concerns about the conditions of the proposed parking on the green during mud season. Cars entering School Street from East Road and parking on the green facing NH 120 also concerned Chief Hackett since it would be natural for cars facing NH 120 to exit School Street onto NH 120. He stated that there should be a second do not enter sign at that juncture.

Bill Lipfert also read into the record a letter from George and Jill Edson, on file. The Edsons stated that they had no objection to the type of business Ms. Posner has proposed and that the Village Zone was the most appropriate one for that business use. The Edsons did express concern about cars parking on the green and stated that they would not be able to allow Ms. Posner or her customers to park on the properties leased to the bank or the post office.

Heidi Jaarsma asked how many cars Ms. Posner expected to be parked in relation to the retail use at any given time. Ms. Posner said that during the busiest season, three to four cars. Ms. Jaarsma asked if there was any way that a parking area could be created on Ms. Posner's own property. Ms. Jaarsma added that the Zoning Ordinance does not have a setback for driveways, so the extension of Ms. Posner's driveway should not be a difficult hurdle to clear with regard to the town permitting. Mr. Wilkie, who prepared the plan, stated that there was room to bring in a drive with three parking spaces along the south side of the Posner residence. Bill Lipfert asked regarding the sign recommended by Chief Hackett. The Board found that the sign was recommended for cars parking along the green. With the plan showing parking on site, the Board recommended that Ms. Posner have a 'turn right' sign of her own design at the driveway exit. There was some discussion of the placement of the parking spaces to avoid an apple tree and a well; however, Mr. Wilkie said that they could create the three spaces around those features.

Bob Bladen, Jr., spoke in favor of the proposed business and made note of his letter, on file, that gave Ms. Posner permission to use the green as parking.

Steve Wilkie said that many people park on the street along the green for many different uses. He added that he did not believe the Bladens had given the bank permission to park along the green.

Bill Gallagher thanked the Planning Board for their service to the Town. Mr. Gallagher spoke in favor of the proposal. He said that it was important for local artists and craftspeople to have venue to bring their work to the public. He hoped the Board would vote in favor of the proposal.

Bob Bladen stated that the bank has used the green for parking year-round for a long time with no problem.

Jay Young made a motion to approve the site plan with the following conditions:

1. Show three parking spaces with room for turn-around on the Posner property.
2. Show a 'turn right only' sign at the exit of the driveway.
3. Remove the four parking spaces shown on the green.

Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative 4-0.

Josh Hall – Preliminary Discussion re: Site Plan Review, Yoga Studio, Harrington Road

Mr. Hall described the yoga studio run by his wife, Angie Hall. He had applied for a certificate of zoning compliance as a home occupation and had been sent to the Planning Board by the Selectboard. Mr. Hall stated that parking and turnaround at the 162 Harrington Road site was ample. Three hundred seventy-five square feet of the residence was dedicated to the studio. There was no exterior lighting beyond a residential outdoor floodlight. Heidi Jaarsma read article I.2.c, waiver of site plan review for

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changes of use less than one thousand square feet. Gwyn Gallagher said that he felt the proposed use was a good candidate for a waiver and made a motion to that effect. Ms. Jaarsma seconded the motion, and the vote of the Board, with all present voting, was 4-0 in the affirmative.

Dianne Ingalls – Preliminary Discussion re: Minor Subdivision, NH Route 120

Tom Dombroski presented a proposal for minor subdivision of 14+/- acres owned by Dianne Ingalls on NH Route 120. The Board advised Mr. Dombroski to obtain a revised driveway permit for the proposed right of way to the new lot off the existing drive. The Board also asked that the necessity of a utility easement to the proposed lot be researched. The plan should also show a proposed house site and test pits.

Other Business

Bill Lipfert reported that he had discussed with the police chief the Upper Valley Lake Sunapee Regional Planning Commission Transportation Advisory Requests for submissions of study requests. The ten year accident history of the intersections discussed at the January 17, 2013, Planning Board meeting showed only three minor accidents.

Adjournment

Jay Young made a motion to adjourn. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative, 4-0.

Respectfully submitted,
Heidi M. Jaarsma