

**MINUTES
CORNISH PLANNING BOARD
MAY 17, 2013**

The Cornish Planning Board met on Thursday, May 17, 2013, at 7 pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gwyn Gallagher, and Mary Mancuso; Scott Baker, Selectman; and, Heidi Jaarsma, Secretary.

Also in attendance were Tom Dombroski, Harold Ingalls, Diane Ingalls, Jesse Salzarulo, and Roger Salzarulo.

Approval of Minutes

Gwyn Gallagher made a motion to approve the 4/18/2013 minutes as presented. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Mary Mancuso made a motion to approve the 3/21/2013 minutes as presented, Gwyn Gallagher, seconded the motion, and the vote of the Board was in the affirmative.

Diane Ingalls – Public Hearing re: Minor Subdivision NH Route 120

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

Tom Dombroski, surveyor, attended the hearing. Mr. Dombroski presented the plan to subdivide Map 16, Lot 10, 14.24+/- acres before subdivision, into two lots of 8.71+/- and 5.53 +/- acres. Mr. Dombroski showed on the plan that the proposed driveway grade would not exceed 10%. He offered a 20 scale plan that showed more detail. The test pit was shown on the plan. The State driveway permit was added to the file. The book and page number to the 1883 spring water rights were also submitted. Bill Lipfert said that he had hoped that a clear statement attaching the water rights to one of the two lots would be included in the plan. Gwyn Gallagher asked why Lot 1 and not Lot 2. There is no piping in place and the spring is closer to proposed Lot 1. The existing house is served by a well. Mr. Dombroski presented a twenty scale detail of the proposed driveway which included proposed and existing contours. Bill Lipfert asked for a driveway profile showing the proposed driveway grade on the plan.

Heidi Jaarsma made a motion to find that the conditions to completeness had been met with the understanding that a final decision would include the amendment to note three and the driveway profile. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Approved 6/20/2013

Gwyn Gallagher made a motion to approve the subdivision as presented subject to the following conditions.

1. Specify in note 3 that the well rights will be conveyed to only Lot 1.
2. Remove 75' well radius.
3. Show a proposed driveway profile on the plan from elevation 115 to elevation 145.

Scott Baker seconded the motion, and the vote of the Board was in affirmative.

Jesse Salzarulo – Preliminary Discussion re: Site Plan Review, Daycare Facility, NH Route 120

Ms. Salzarulo has received from the Zoning Board of Adjustment a special exception for an unlicensed daycare facility. Hours will be from 7am to 9pm on NH Route 120. Ms. Salzarulo presented a preliminary plan of the site. The driveway and turnaround area were shown. Exterior residential lighting was also show. Ms. Salzarulo also pointed out the exits. Mrs. Jaarsma asked how many square feet of the residence would be dedicated to the facility. Three hundred sixty-one square feet are dedicated to the daycare. Ms. Salzarulo read the conditions to the special exception. Bill Lipfert asked if there had been a discussion about sight lines. Ms. Salzarulo said that the section of road in front of her residence was straight and clear of brush. Bill Lipfert said that he was comfortable with a waiver. Gwyn Gallagher was familiar with the sight and noted the distance of the residence from NH 120. A change in use would require the Ms. Salzarulo to return to the Zoning Board. Gwyn Gallagher made a motion to waive site plan review under Article I.C.2.c of the Cornish Site Plan Review Regulations. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Bill Lipfert mentioned the apparent sale of the Chase House and potentially applicable zoning requirements.

Mr. Lipfert attended the Wilder Dam study meeting and reported that as part of the study a helicopter, laser based survey had been done of a significant beyond 100-year flood event. Thirty-eight technical studies are currently underway or completed as part of the forty year relicensing for the Wilder, Vernon, and Bellows Falls Dams.

Bill Lipfert referenced an email discussion with a realtor about the Bartlett Farm for sale on Dingleton Hill.

The Conservation Commission does not envision Planning Board involvement in the NRI until July. The Board discussed adding a summary of the NRI to the Master Plan.

Approved 6/20/2013

Gwyn Gallagher made a motion to cancel to 6/6/2013 meeting. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Heidi Jaarsma made a motion to adjourn. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma