

**MINUTES
CORNISH PLANNING BOARD
JANUARY 21, 2016**

The Cornish Planning Board met on Thursday, January 21, 2016. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso and Jay Young; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Approval of Minutes: 12/17/2015, 1/14/2016.

Gail McKenzie made a motion to approve the 12/17/2015 minutes. Scott Baker seconded the motion, and the vote of the Board was in the affirmative. Gwyn Gallagher made a motion to approve the 1/14/2016 minutes as amended. Jay Young seconded the motion, and the vote of the Board was in the affirmative.

Nicholas Charles and Luranah Wadsworth – Completeness Review re: Annexation, Tandy Brook Road.

Wayne McCutcheon, surveyor, and Nicholas Charles attended the hearing. Mr. McCutcheon presented to plan to annex 6.83+/- acres from Map 6, Lot 113 (28.15+/- acres before annexation), to Map 6, Lot 114 (23.75+/- acres before annexation), both lots owned by the applicants; and, furthermore, to annex 10.52+/- acres from Map 6, Lot 114 (23.75+/- acres before annexation), owned by the applicant, to Map 6, Lot 115 (1.39+/- acres before annexation), owned by Michael Boutelier and Kimberly Allard. Map 6, Lots 113, 114, and 115 would measure, respectively, 21.32+/-, 20.06+/-, and 11.91+/- acres after annexation.

Mr. Charles said that another abutter may purchase the piece to be annexed. Mr. McCutcheon asked the Board to approve the plan as it was presented. Should another abutter buy the property, he would submit a revised plan. Mr. McCutcheon said that until the deed was recorded no change would be made in the tax rolls. Heidi Jaarsma asked if the annexation could be done in stages. There was some discussion about whether both lot lines should be adjusted at the same time, or whether the southerly parcel to be annexed should be done later. Mr. Charles said that the application would be amended so that Map 6, Lot 113, will be 21.32+/- acres and Map 6, Lot 114, will be 30.58 +/- acres, and Map 6, Lot 115, will remain unchanged.

Mr. Lipfert asked regarding the access to Map 6, Lot 113. The access was approved as part of the 2004 subdivision. The Board reviewed the application requirements for annexation. Gwyn Gallagher made a motion to continue the Completeness Review to February 18, 2016, and to open the Public Hearing should the application be found complete. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative. The Board also asked that the right of way language to Map 6, Lot 115, be clarified.

Other Business

Bill Lipfert circulated a letter from McFarland Johnson regarding the upgrading of Saint Gaudens Road. The consensus of the Board was that no response was necessary.

Scott Baker relayed a complaint regarding parking on School Street related to a business use. A 2006 Site Plan Review decision regarding the use required that no parking would be on street.

The Board reviewed the 2015 Annual Report of the Planning Board.

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

Respectfully submitted,
Heidi M. Jaarsma

DRAFT