

**MINUTES  
CORNISH PLANNING BOARD  
OCTOBER 15, 2015**

The Cornish Planning Board met on Thursday, October 15, 2015, at 7pm in the Cornish Town Office. Member present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso, Gail McKenzie, and Jay Young; David Haseman, Alternate; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Clifton Bennett and Patrick Dombroski also attended the meeting.

Bill Lipfert called the meeting to order at 7:05 pm.

Approval of Minutes

Mary Mancuso made a motion to approve the minutes with one correction. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Clifton Bennett – Preliminary Discussion re: Major Subdivision, Town House Road

Mr. Dombroski presented a preliminary plan to divide Map 11, Lot 5, 10+/- acres, into two lots of 5 +/- acres each. The proposed lot will have frontage on Town House Road and will be accessed through a right of way over an existing wetlands crossing.

Mr. Dombroski reviewed the history of the lot, which was surveyed in 1996 as 10 acres. The Board reviewed the application requirements for Major Subdivision. Mr. Dombroski requested waivers for the following application requirements. The Board made the following non-binding recommendations:

- 1 (e) **Lot Features, Property Lines and Topography.** Road lines, setback lines, pedestrian ways, lot lines, dimensions and bearings, lot sizes in square feet, reservations, easements and areas to be dedicated to public use and areas, the title to which is reserved by the developer, buildings, water courses, ponds or standing water and other essential features, including the mapping of the entire subdivision in five (5) foot contours. *Show the approximate run of Mill Brook; (5) foot contours north of floodplain.*
2. **Soil Survey Plan Map and Soils Report:** *Required.*
3. **Subdivision Grading and Drainage Plan:**
  - (b) Location of all existing buildings and approximate location of proposed buildings, if known: *Show Kramer residence.*
  - (c) Location of all surface water on and within two hundred (200) feet of the subdivision including rivers, streams, intermittent streams, lakes, ponds,

marshes, and wetlands, and location of all flood prone areas: *Show approximate run of Mill Brook and culvers; otherwise, preliminary waiver.*

- (d) Contours of existing grade at intervals of not more than five feet (5'). Intervals less than five feet (5') may be required depending on the character of the topography. Contour lines shall extend a minimum of one hundred feet (100') beyond the subdivision boundary. Contour lines are to be actual and not interpolations of USGS maps. Existing contours shall be shown as dashed lines and proposed contours shall be shown as solid lines: *Show contours north of flood plain.*
- (e) A drainage and hydrology report prepared by an engineer shall be submitted: *Preliminary waiver.*
- (f) Final identification, location, elevation, grades and/or contours at intervals of not more than two feet (2') – less interval may be required depending on topography for the existing and proposed drainage ways, drainage easements, drainage structures and water bodies: *Preliminary Waiver*
- 4(g)-(k): *Not applicable.*

4. **Subdivision Road and Utility Plan.** This plan shall be submitted on a separate sheet or sheets and provide the following information:

- (a) *Driveway Profile Required.*
- (b) *Not applicable.*
- (c) Location and details of all existing and proposed utilities, including water mains, gas mains, telephone, electric, and cable on and adjacent to the land to be subdivided: *Discuss with power company. A fifty-foot right of way was suggested to allow room for utility poles with guide wires. The applicant must show that the poles and wires can be placed within a thirty foot right of way. Mr. Lipfert suggested that the entirety of the right of way to lot 2 be fifty feet wide.*
- (d)-(g): *Not applicable*

5. **Subdivision As-Built Plans.** *Not applicable.*

6. **Impact Assessment.** *Not applicable*

7. **Agency or Permit Approvals.** The Following applicable permits shall be obtained and submitted with the application for final subdivision approval: *Access Permit from NH DOT required.*

\*\*\*\*\*

Gwyn Gallagher asked if an approximate run of Mill Brook would suffice. The Board felt that an approximation would suffice. The Board asked Mr. Dombroski to show that

he was 100 feet from the edge of the wetlands. Mr. Dombroski felt that contours along the drive would show that a proposed structure would be 100 feet from the Wetlands Conservation Overlay District.

Review of Subdivision Regulations

Town Counsel had not completed the review of the regulations. The hearing will be postponed until the Board receives comment from counsel.

Review of 2002 Master Plan Survey Questions 1-17

The Board discussed having a two-part survey. One survey would be for households and the other for individuals. The Board will look at other NH master plan surveys.

Adjournment

Scott Baker 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