

**MINUTES
CORNISH PLANNING BOARD
OCTOBER 20, 2016**

The Cornish Planning Board met on Thursday, October 20, 2016. Members present were Gwyn Gallagher, Acting Chair, Mary Mancuso and Jay Young; David Haseman, Alternate; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Doug Miller, Betty Miller, Alan Dexter and Gene Lattuga attended the meeting.

Gwyn Gallagher called the meeting to order at 7:04 pm.

Approval of Minutes: 9/15/2016 and 10/6/2016

Mary Mancuso made a motion to approve the minutes as presented. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative. Mary Mancuso made a motion to approve the 9/15/2016 minutes with one edit. Jay Young seconded the motion, and the vote of the Board was in the affirmative.

Jay Young made a motion to approve the minutes of 10/6/2016. David Haseman seconded the motion, and the vote of the Board was in the affirmative.

Doug & Betty Miller – Completeness Review re: Site Plan, 100KW Solar Array, Town House Road.

Voting: Gwyn Gallagher, Chair, Scott Baker, David Haseman, Heidi Jaarsma, Mary Mancuso, and Jay Young

Doug Miller presented the Site Plan of the proposed 100Kw solar array. The array is sited on approximately .5 acres. Mr. Miller outlined the proposed path of the power lines to the proposed array. For overhead lines the clearance would be 31 feet. For underground powerlines, the clearance would be 8 feet. The power company will not own a right of way over the property. Mr. Miller added that the site is not visible from Town House Road or Sunset Strip. The following waivers and modifications were requested to the application requirements.

A.4. The existing grades, drainage systems, structures and topographic contours at intervals not exceeding 2 feet with spot elevations where grade is less than 5 percent, otherwise not exceeding 5 foot contour intervals: The applicant proposed to show contours in the area of development..

B.4 The size and location of all proposed public and private utilities. In the case of electric lines or other utilities to be installed by a public utility corporation or a municipal department, a statement shall be received in writing from such public utility, corporation or municipal department that the work will be done within a reasonable time and without expense to the Town and that the utilities will be placed underground, if this has been agreed: The applicant reported that no statement from Eversource will be available until work is ordered. Both the underground and overhead options were shown on the plan.

B.5 Exterior lighting plan and proposed signs to be located on the site: The applicant asked the Board to accept a handwritten notation on plan indicating location of warning sign on fence.

B.10 An estimated timetable for construction and completion of buildings, parking facilities and landscaping: Applicant proposed a completion timetable of 60-90 days.

Heidi Jaarsma noted that requirement B.9, letters of adequacy from the Fire and Police Chiefs, had not been met. Should the Planning Board grant conditional approval of the Completeness Review, the applicant would need to submit the letters into the application by November 3, 2016, in order to open the public hearing.

With regard to requirement B.10, Landscaping Plan, Gwyn Gallagher asked if the existing forested area served as screening to the site. Mr. Miller said that the topography of the area served as screening. Heidi Jaarsma asked that the existing vegetation was a good natural buffer. The Board suggested maintaining existing vegetation as a natural screen of the site with the exception of required clearing and maintenance of site could be a condition of final approval.

Heidi Jaarsma made a motion to find the applicant complete with the following modifications and conditions:

1. Contours are to be required only in the developed area.
2. Handwritten notation indicating warning sign on fence is to be added to the plan.
3. Letters of adequacy from both fire and police chiefs re: adequacy of site are to be submitted into the application by 11/3/2016.

Jay Young seconded the motion, and the vote of the Board was in the affirmative, 5-0. A site visit was scheduled for 10/29/2016 at 8am at the site.

Gene Lattuga – Preliminary Discussion re: Annexation, East Road.

Mr. Lattuga would like annex 12+/- acres from Map 11, Lot 27. Heidi Jaarsma made a motion to notice the Public Hearing and Completeness Review on the same date. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Jay Young made a motion to adjourn. David Haseman seconded the motion, and the vote of the Board was in the affirmative. The meeting was adjourned at 8:00 PM.

Respectfully submitted,
Heidi M. Jaarsma