

MINUTES
CORNISH PLANNING BOARD
NOVEMBER 17, 2016

The Cornish Planning Board met on Thursday, November 17, 2016. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso and Jay Young; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Also in attendance were Doug Miller and Jack Bingham; Mary Boyle, Bill Cable, Jim Schubert, and Jody Schubert

Bill Lipfert called the meeting to order at 7:00 pm.

Approval of Minutes: 11/3/2016.

Mary Mancuso made a motion to approve the minutes of 11/3/2016 with two minor edits. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Doug & Betty Miller – Preliminary Discussion Changes and Alterations in an Approved Site Plan.

Mr. Bingham reported his meeting with Eversource after the approval of the site plan. Because Eversource is treating the applicant as a separate utility, a second pole will be required by Eversource. Placement of the proposed second pole on the road would require the 8-foot wide buffer. A proposed second pole located down the bank would require a 31-foot buffer. Mr. Bingham circulated a computer generated image of the proposed pole on the road. The new pole will measure five-feet higher than the existing pole. Eversource will also replace the existing pole. Mr. Bingham did not have confirmation in writing of the proposed pole replacement from Eversource. Both the replacement pole and the new pole would be five-feet higher than the current poles. A third-party contractor would install the new pole. Eversource will connect the wires to their pole. Bill Lipfert asked regarding the minimum spacing between the two poles. Mr. Bingham stated that Eversource had given him 6'-8' as a guideline for minimum distance. The drawing presented shows a distance of 6 to 7 feet. The new pole must be out of the road right of way. Heidi Jaarsma recommended that the applicant contact the NH DOT State Highway Garage, Division II.

Bill Lipfert referred to the Article VI.F of the Site Plan Review Regulations, Changes and Alterations in an Approved Site Plan. A public hearing would be required to review the proposed changes. The sense of the Board was that the underground proposal was preferable, 4-0.

Mr. Bingham asked if the Board would permit the construction of the other part of the construction. Scott Baker reported that the Selectboard had allowed the applicant to proceed with the remainder of the construction.

Mary Boyle, Bill Cable, Jim Schubert, Jody Schubert – Preliminary Discussion re: Subdivision, Saint Gaudens Road.

Mary Boyle, Bill Cable, Jim Schubert, and Jody Schubert own one lot which supports two separate residences. The lot currently measures 70 acres. The Board reviewed the requirements for minor subdivision and the requirement that lots be of regular shape with the attendees.

Scott Baker made a motion to adjourn. Jay Young seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma