

**MINUTES
CORNISH PLANNING BOARD
NOVEMBER 19, 2015**

The Cornish Planning Board met on Thursday, November 19, 2015, at 7pm in the Cornish Town Office. Member present were Gwyn Gallagher, Acting Chair, Mary Mancuso, Gail McKenzie, and Jay Young; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Approval of Minutes

Gail McKenzie made a motion to approve the minutes of 10/15/2015 with two edits. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Jay Young made a motion to approve the minutes of 11/5/2015. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Clifton and Patricia Bennett – Completeness Review re: Major Subdivision, Town House Road
Voting: Gwyn Gallagher, Chair, Mary Mancuso, Gail McKenzie, Scott Baker

Patrick Dombroski presented to plan to subdivide Map 11, Lot 5, into two lots of 5 acres each. The house site was shown in the proposed lot. The Board asked Mr. Clifford about his application for a variance regarding the two sheds he has moved. He was asked to show the new location of the sheds. The hearing for a variance is scheduled for December 7, 2015. Mr. Dombroski presented the driveway profile. A NH DOT driveway permit has not yet been filed.

The Board reviewed the application. The approximate run of Mill Brook was shown. Soil types had been shown. The Kramer residence was shown. Wetlands were contained within the floodplain. The culverts on the existing drives were shown. A fifty-foot right of way was shown. Two pins remained to be set.

Mr. Dombroski correlated the driveway profile to the plat. The steepest grade was a run 170 feet at 15%. Mr. Bennett said that the slope could be taken down. The Board asked Mr. Dombroski to show a proposed grading plan to bring the steepest grade down to 10-12%. Jay Young asked if there existed an agreement regarding driveway maintenance. Mr. Bennett said that there was no formal agreement.

Scott Baker made a motion to find the application complete on the conditions, below. Jay Young seconded the motion, and the vote of the Board was in the affirmative, 5-0.

1. Show new locations of sheds.
2. Add culvert to the legend.
3. Show a proposed driveway grading plan that shows that no grade will be steeper than 12%.
4. Show an outline of the subdivision in the thumbnail.
5. Obtain a NH DOT Driveway Permit.
6. Show a tie line to facilitate the location of the proposed right of way.

The Board scheduled make a site visit for 11/21/2015 at 8am.

Ben Hawkins – Preliminary Discussion re: Minor Subdivision, Hawkins Road

Ben Hawkins, Ralph Hawkins, and Wayne McCutcheon, surveyor, attended the discussion. Mr. McCutcheon presented the plan to subdivide 60.8 acres from Map 11, Lot 31. The entire parcel will be surveyed. Mr. McCutcheon will submit a driveway profile. There would be two houses on the right of way beyond the Class V portion of Hawkins Road. Mr. Hawkins plans to apply for January 2016.

Upcoming Agenda

The hearing to amend the subdivision regulations has been noticed for December 3, 2015.

Respectfully submitted,
Heidi M. Jaarsma

DRAFT