

**MINUTES**  
**CORNISH PLANNING BOARD**  
**DECEMBER 17, 2015**

The Cornish Planning Board met on Thursday, December 17, 2015, at 7pm in the Cornish Town Office. Member present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso, Gail McKenzie, and Jay Young; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Bill Lipfert called the meeting to order at 7:07 pm.

Approval of Minutes

Gail McKenzie made a motion to accept the 11/19/2015 minutes as amended. Jay Young seconded the motion, and the vote of the Board was in the affirmative.

Gail McKenzie made a motion to accept the 11/21/2015 minutes as presented. Jay Young seconded the motion, and the vote of the Board was in the affirmative.

Gail McKenzie made a motion to accept the 12/3/2015 minutes subject to revisions. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Clifton and Patricia Bennett – Public Hearing re: Major Subdivision, Town House Road  
Voting: Gwyn Gallagher, Chair, Mary Mancuso, Gail McKenzie, Scott Baker, Heidi Jaarsma.

Clifton Bennett, Patrick Dombroski, Jim Borchert, Ray Adams, and Rebeccah Adams attended the hearing.

The Board reviewed the conditions made on completeness at the 11/19/2015 Completeness Review.

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 asked that the proposed driveway grading plan be included on the plat. The NH DOT Driveway permit is pending. The application had been filed shortly after the November 19, 2015, meeting.

Mr. Lipfert opened the Public Hearing. Mr. Dombroski presented the subdivision of Map II, Lot 5, into two lots of 5 acres each. Mr. Dombroski outlined the proposed access to the lot. The Board reviewed the 1996 special exception granted to the applicant to build the driveway, which is now the proposed access, over the wetlands. Ms. Jaarsma asked if Mr. Bennett planned for a joint maintenance agreement regarding the bridge. Mr. Bennett stated that the intent of the deed

would be that the future owner of the lot would be responsible for 50% of the maintenance of the bridge.

Jim Borchert asked what Mr. Bennett's intentions were. He did not know. Mr. Borchert wanted to confirm that the pins that were contiguous to his property were in the proper location. Mr. Dombroski reviewed the history of the lot. He stated that the pins were existing. Iron pins had been found in all three locations which Mr. Borchert had pointed out.

Gwyn Gallagher made a motion to approve the application as presented on the following conditions: (1) Show proposed driveway grading plan on the plat. (2) Obtain a NH DOT Driveway Permit and include number on the plat. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

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

Ben Hawkins presented the preliminary plan for the proposed minor subdivision. The Board asked that a 100' well radius be shown and that the perimeter 4K septic area be shown. The Board also asked that the plat show a box at the location of the proposed house site. The Board asked that references be shown on the proposed drive tying it to the stationing on the driveway profile; the slope of the proposed drive should be given in the same intervals as shown on the driveway profile.

Nicholas Charles – Preliminary Discussion re: Annexation, Tandy Brook Road

Mr. Charles presented an annexation plan for Map 6, Lots 113, 114, and 115. The Board reviewed the 2004 subdivision plan of the same property and discussed the application requirements for annexation.

Other Business

Scott will call the LGC regarding the grandfathering of driveways shown on subdivision plats.

Adjournment

Gwyn Gallagher made a motion to adjourn. Scott Baker seconded the motion, and the vote of the Board in the affirmative. The meeting was adjourned at 8:32 pm.

Respectfully submitted,  
Heidi M. Jaarsma