

**MINUTES
CORNISH PLANNING BOARD
DECEMBER 3, 2015**

The Cornish Planning Board met on Thursday, December 3, 2015, at 7pm in the Cornish Town Office. Member present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso and Jay Young; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Larry Dingee, John Hammond, and Mike St. Martin attended the hearing.

Public Hearing re: Proposed Amendments to the Cornish Subdivision Regulations

Bill Lipfert gave a presentation, attached, of the proposed amendments to the Cornish Subdivision Regulations. Larry Dingee asked if there was a need to define private road in regulations. Private road is defined in 674:41 John Hammond asked if the driveway could include a deeded right of way. Mr. Lipfert said that it could but would not have to.

The Board reviewed the additional requirements for minor subdivision. Larry Dingee asked why the number of lots was reduced while the application requirements were strengthened. He felt that the requirements for Major Subdivision were intimidating. Mr. Lipfert responded that the Board often waives many of the requirements for Major Subdivision after preliminary discussion. Mike St. Martin asked about lots of record. Mr. Lipfert referenced the Subdivision Regulations.

The Board explained the changes to RSA 674:39 with regard to state statute. Larry Dingee recommended putting a timeframe on conditions to approval. Larry Dingee asked if it was appropriate to mention in the subdivision regulations the shoreline protection act. Larry Dingee felt that the criteria satisfied the concerns the Board was trying to address for major subdivision. Gwyn Gallagher responded that building houses does not correlate with enrollment.

John Hammond asked why the five-foot contour lines for the house site were required. Bill Lipfert stated that the requirement showed that a lot was buildable. Bill Lipfert said that access was the main issue.

Gwyn Gallagher made motion to approve the amendments as presented. Jay Young seconded the motion, and the vote of the Board was in the affirmative, 7-0.

Budget

For the master plan survey, the town will need to subscribe to Survey Monkey, at \$26/month, for four to six months. Budget will be level funded. The Board will submit to the Selectboard a separate warrant article for 2016 Master Plan Costs.

Other Business

The Board discussed the driveway approval process.

Adjournment

David Haseman made a motion to adjourn. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,

Heidi M. Jaarsma

DRAFT