

**MINUTES
CORNISH PLANNING BOARD
APRIL 21, 2016**

The Cornish Planning Board met on Thursday, April 21, 2016. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso, Gail McKenzie, Jay Young; Scott Baker, Selectman; Heidi Jaarsma, Secretary.

Bill Lipfert called the meeting to order at 7:02 pm.

Approval of Minutes: 2/18/2016 and 4/7/2016.

Gwyn Gallagher made a motion to accept the minutes of 2/18/2016. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Mary Mancuso made a motion to accept the 4/7/2016 minutes. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Johannes Glorie – Completeness Review re: Annexation, Town House Road.

Voting: Bill Lipfert, Chair, Scott Baker, Gwyn Gallagher, Heidi Jaarsma, Mary Mancuso, Gail McKenzie

Johannes Glorie presented the plan to annex 9.57+/- acres from Map 7, Lot 65A, to a parcel of Map 7, Lot 65A, a separate lot of record. The resultant lots would measure 35.78+/- acres and 17.11+/- acres, respectively, after annexation. The Board discussed the shape of the lot with regard to Article V.I of the Cornish Zoning Ordinance. Mr. Glorie stated that he felt the lot was similar in shape to the property prior to annexation.

Mr. Lipfert asked what the purpose of the annexation was. Mr. Glorie said that the prospective buyer wanted to purchase the land with the house on the smaller parcel. Requirement 3.e., a boundary survey of each of the properties involved in the annexation be completed, had not been met. Ms. Jaarsma asked if Mr. Glorie intended to request a waiver of application requirement 3.e.

Mr. Lipfert asked for a clarification of the 20' wide easement described in Note #4 in order to comply with Application Requirement 3.h. Mr. Dombroski stated that the easement is located entirely within Center Road right-of-way. The Board requested that the right of way be drawn and Pole #7 be shown.

Mr. Glorie requested a waiver of Application Requirement 3.e. Heidi Jaarsma made a motion to grant the waiver of requirement 3.e. Gwyn Gallagher seconded the motion, and the vote of the Board was 0-6. The motion did not carry. Heidi Jaarsma made a motion to continue the Completeness Review to the 5/19/2016 meeting and to open the Public Hearing immediately after the Completeness Review should the application be found complete. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Paul Mooney – Completeness Review re: Annexation, South Deming Road.

Voting: Bill Lipfert, Chair, Scott Baker, Gwyn Gallagher, Heidi Jaarsma, Mary Mancuso, Gail McKenzie

Johannes Glorie, agent for Mr. Mooney, presented the plan to annex 2.02+/- acres from Map 6, Lot 59, owned by Paul Mooney, to Map 7, Lot 65A, owned by Johannes Glorie. The resultant acreage of Map 7, Lot 65A. Mr. Lipfert requested that note #3 under plan references, 'Not recorded,' to be changed to 'To be recorded.'

Application Requirement 3.e., complete boundary survey, was not shown on the plat. Mr. Glorie requested a waiver of Application Requirement 3.e. Heidi Jaarsma made a motion to grant a waiver of Application Requirement 3.e. Gwyn Gallagher seconded the motion, and the vote of the Board was 0-6. The motion did not carry.

Regarding Application Requirement 3.h., Note #4 regarding Pole #8 and Pole #9 from the previous application also would apply to this application should be shown on the plan. The Board asked for an indication next to the label, 'South Deming Road' on the map referring to the location of the utility easement described in Note #2.

Heidi Jaarsma made a motion to continue the Completeness Review to the 5/19/2016 meeting and to open the Public Hearing immediately after the Completeness Review should the application be found complete. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Mr. Glorie asked regarding a driveway permit since he does not yet own the land. Driveway approval could be contingent on annexation approval.

Paul and Marilyn Rondos, Trustees – Completeness Review re: Annexation, Harrington Road.

Voting: Bill Lipfert, Scott Baker, Gwyn Gallagher, Bill Lipfert, Heidi Jaarsma, Mary Mancuso, Gail McKenzie, and Jay Young

Patrick Dombroski presented the plan to annex 3.77+/- acres from Map 10, Lot 16, 8.77+/- acres prior to annexation, to Map 10, Lot 178, 136.08+/- acres prior to annexation. The resultant lots would measure 5+/- and 139.85+/- acres respectively.

The Board discussed the configuration of the lots owned by the applicants. The Board reviewed the application requirements.

Application Requirement 3.e., a complete boundary survey, had not been met.

Per Requirement 3.h., the Board requested that the metes and bounds of the right of way from Map 10, Lot 17B, to Map 10, Lot 17. The Board requested a note stating that no utility easement exists or an easement for the well on the property, if none does indeed exist. The Board stated that the proposed lot shape was not regular as described in Article V and suggested a lot line adjustment to Map 10, Lot 17B. Heidi Jaarsma made a motion to continue the Completeness Review to May 19 subject to confirmation from counsel that Lot 17B could be added to the

application without re-noticing the application. Should counsel advise that a new application be submitted, the application will be noticed. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative, 5-1.

Other Business

George Edson asked the Board about waiver of Site Plan Review. The Board reviewed the pertinent section of the Site Plan Review Regulations with Mr. Edson.

Adjournment

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

Respectfully submitted,
Heidi M. Jaarsma