

**MINUTES
CORNISH PLANNING BOARD
MAY 19, 2016**

The Cornish Planning Board met on Thursday, May 19, 2016. Members present were Gwyn Gallagher, Acting Chair, Mary Mancuso and Gail McKenzie; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Patrick Dombroski, Johannes Glorie, Andrew Johnson, Paul Mooney, Justin Ranney, and Paul Rondos.

Gwyn Gallagher called the meeting to order at 7pm.

Approval of Minutes: 4/21/2016 and 5/5/2016.

Mary Mancuso made a motion to approve the 4/21/2016 and 5/5/2016 minutes with two edits. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Johannes Glorie – Continued Completeness Review and Public Hearing re: Annexation, Town House Road.

Voting: Bill Lipfert (absent), Gwyn Gallagher, Acting Chair, Scott Baker, 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. Glorie presented the maps. Mr. Glorie had checked the easements. Two of the easements listed in the deed are not contained within the property. Because the easements are part of the deed, they are included in the plan; however, the fact that the easements do not lie on the property is described in the plan notes. Note 6 describes a deeded right to maintain a division fence. The easement along Center Road and pole numbers were shown as requested at the 4/21/16 Completeness Review. The metes and bounds of each of the properties involved was shown, satisfying the requirement of 3e, a full boundary survey of each property involved in the annexation. Gail McKenzie moved to find the application complete. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative, 5-0.

Mr. Gallagher opened the public hearing. Andrew Johnson, an abutter, asked what the chances of further subdivision would be. Mr. Glorie said that he had no plans to subdivide further and showed Mr. Johnson a proposed building site. The Board discussed the 5-acre minimum lot size in the rural zone and the 30-foot setback from boundary lines. Scott Baker made a motion to approve the annexation as presented. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative, 5-0.

Paul Mooney – Continued Completeness Review and Public Hearing re: Annexation, South Deming Road.

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

Gwyn Gallagher opened the Completeness Review. 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 clarification of the easements on Center and South Deming Roads was shown as requested at the 4/21/2016 Completeness Review. The metes and bounds of each property involved in the annexation were shown, fulfilling the requirement of 3e. Mr. Dombroski, surveyor, measured the land to stay out of current use on the Mooney Property to be .6 acres.

The Board asked that Mr. Mooney's name and address be added as owner in the title block. Heidi Jaarsma made a motion to find the application complete with the condition that Mr. Mooney's name and address be added as owner to the title block. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative, 5-0.

Gwyn Gallagher opened the public hearing. No abutters were present. Scott Baker made a motion to approve the annexation as presented. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative, 5-0.

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

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

Mr. Rondos withdrew the annexation application submitted at the 4/21/2016 meeting.

Mr. Gallagher opened the Completeness Review. Mr. Dombroski presented the plan to annex 3.77+/- acres from Map 10, Lot 16, 8.77+/- acres prior to annexation, to Map 10, Lot 17, 136.08+/- acres prior to annexation and to adjust the lot line between Map 10, Lots 17 and 17B (5.09+/- acres prior to lot line adjustment). Map 10, Lots 16, 17, and 17B would measure 5+/-, 139.29+/-, and 5.65+/- acres, respectively, after annexation and lot line adjustment.

Heidi Jaarsma made a motion to waive requirement 3e, entire boundary survey, for Map 10, Lot 17. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative, 5-0. The Board asked that Mr. Dombroski add Map 10, Lot 17B, to the parcel information.

Mr. Dombroski described the easements on the property. The utility easement will be shown on the map. The pins were not yet set. Mr. Dombroski stated that the pins would be set by the 6/16/2016 Public Hearing.

Scott Baker made a motion to accept the plan as complete on the following conditions:

1. Map 10, Lot 17B, be added to the Parcel Information;

2. The utility easement will be shown on the plan;
3. The pins shown as 'set' on the plan will be set by June 16, 2016.

Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative, 5-0.

Other Business

Heidi Jaarsma said that she and Mary Curtis, the Administrative Assistant to the Selectboard, would be going through the map cabinet. Ms. Jaarsma will bring any out-of-date maps to the Planning Board for review before a decision is made about disposal.

Adjournment

Gail McKenzie made a motion to adjourn. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative. The meeting was adjourned at 8:25 pm.

Respectfully submitted,
Heidi M. Jaarsma