

**MINUTES**  
**CORNISH PLANNING BOARD**  
**JUNE 16, 2016**

The Cornish Planning Board met on Thursday, June 16, 2016. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso, and Gail McKenzie; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Bill Lipfert called the meeting to order at 7:04 pm.

Patrick Dombroski, George Edson, and Paul Rondos attended the meeting.

Approval of Minutes: 5/19/2016

Gail McKenzie made a motion to accept the minutes of 5/19/2016 with one revision. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Paul and Marilyn Rondos, Trustees – Public Hearing re: Annexation, Harrington Road.

*Voting: Bill Lipfert, Acting Chair, Scott Baker, Heidi Jaarsma, Mary Mancuso, Gail McKenzie*

The Board found that conditions 1-3 made at the May 19, 2016, Completeness Review had been met. Bill Lipfert opened the Public Hearing. Mr. Dombroski gave a brief presentation 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. No abutters were present. 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, 4-0.

George Edson – Request for waiver of Site Plan Review per Site Plan Review Regulations I.C.2(c).

Mr. Edson presented the plan to convert the former Claremont Savings Bank space at the School Street property located on Map 18, Lot 3, to an efficiency apartment. The space that will change use measures 560 square feet. The Board may waive Site Plan Review if the change of use affects less than 1,000 square feet. Mr. Lipfert asked about the septic capacity. The current septic system capacity is 900 gallons/day. The of the total load of the School Street building and the post office was calculated at 885 gallons/day. Mr. Edson did not anticipate any regrading of the grounds. Mr. Edson said that he felt the use was a less intensive one. Heidi Jaarsma asked about the fire code. Mr. Edson stated that he was in the process of making appropriate alarm system upgrades. The Selectboard is responsible for code enforcement. Gail McKenzie made a motion to waive Site Plan Review. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative, 4-0.

Other Business

The Board will cancel the meeting on 7/7/2016 meeting.

Adjournment

Mary Mancuso made a motion to adjourn. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative. The meeting was adjourned at 7:50 pm.

Respectfully submitted,  
Heidi M. Jaarsma