

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

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

Also in attendance were Charles Baker, Larry Dingee, and Tom Dombroski.

Bill Lipfert called the meeting to order at 7:05 pm.

Approval of Minutes: 6/16/2016

Mary Mancuso made a motion to accept the minutes of 6/16/2016 with revisions. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Charles Baker – Preliminary Discussion re: Major Subdivision and Annexation, West Pass Road.

Mr. Dombroski, surveyor, discussed a proposed subdivision of Map 16, Lot 36, 11.91 +/- acres, into two lots of 6.4 +/- and 5.5 +/- acres. Heidi Jaarsma asked if there were any deeded rights of way over the property. Mr. Dombroski said that he would research any rights of way. Mr. Lipfert asked what the grade to the two proposed how sites would be. Mr. Dombroski said that one would be from 0%-5%. The second access could reach 15% in the first 200 feet. The grade levels off where the land meets West Pass Road. Mr. Lipfert also discussed the placement of the driveways.

Mr. Dombroski asked for the following waivers from the requirements of the Major Subdivision Application:

- (1) *1.e Lot Features, Property Lines and Topography*: Mr. Dombroski asked for a waiver of mapping the entire area in five-foot contours. He asked if five foot contours could be shown only for the access and proposed building envelope.
- (2) *3.e Subdivision Grading and Drainage Plan*: A waiver of the requirement that a drainage and hydrology report be prepared by an engineer was requested.
- (3) *4: Subdivision Road and Utility Plan*: A waiver of the subdivision road and utility plan was requested, with the exception of requirement 4.a, proposed road plan, and 4.c, utilities. Under 4.e it was requested to only show 4K area and well radius on the plan.
- (4) *5 Subdivision as Built*: waiver requested.
- (5) *6 Impact Assessment*: waiver requested.
- (6) *7 Agency or Permit Approvals*: Of the applicable permits, two driveway permits would be required; a waiver of a septic approval was requested; however, test pits would be required.

The Board asked for five-foot contours for the acre around the house site and for a driveway profile of each proposed driveway. Gwyn Gallagher said that contours on the steeper driveway would make sense. Heidi Jaarsma noted that the preliminary discussion was non-binding. Gwyn

Gallagher made a motion to consider the above waivers one through six, above, on a preliminary basis. Scott Baker seconded the motion, and the vote of the Board was in the affirmative 6-0.

Discussion re: Abbreviated Version of the Community Survey.

The Board will work on a shorter version of the survey focusing on the recommendations of the 2009 Master Plan.

Other Business

Bill Lipfert asked Scott Baker if the Selectboard had heard anything about the Blow Me Down Farm. The Selectboard had recently re-sent a letter stating concerns about the applicability of the zoning ordinance to a lessee of the Blow-Me-Down Site.

The Board cancelled the 8/18/2016 meeting.

Jay Young made a motion to adjourn. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative. Meeting was adjourned at 8:03 pm.

Respectfully submitted,
Heidi M. Jaarsma