

**MINUTES
CORNISH PLANNING BOARD
JULY 17, 2014**

The Cornish Planning Board met on Thursday, July 17, 2014, at 7 pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Gail McKenzie, and Jay Young.

Patrick Clancy, Wayne McCutcheon, Betty Miller, and Doug Miller, and Charlie Plimpton also attended the hearing.

Bill Lipfert called the meeting to order at 7:03 pm.

Approval of Minutes

Gwyn Gallagher made a motion to accept the minutes with the addition of language regarding the draft deed and the completion of a paragraph under other business. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Doug and Betty Miller – Continued Completeness Review and Public Hearing re: Annexation, Town House Road.

voting: Bill

Bill Lipfert continued the completeness review. The Board noted that the 'r' in MaryHelene as written on the plan should be capitalized. All other corrections noted at the completeness review had been made. Mr. McCutcheon verified that the lot line adjustment between Thibault and Miller had been made to and from Tax Map 6, Lot 2, owned by Douglas Miller. The Millers also submitted draft deed into the file. Gail McKenzie made a motion to find that the conditions to completeness had been met. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert opened the Public Hearing at 7:15 p.m. Mr. McCutcheon, surveyor, presented the plan to annex 5 acres from Map 6, Lot 22, 16 +/- acres before annexation, to Map 6, Lot 2, 10 +/- acres before annexation. Under notes and on the plan a building restriction is placed on the five acre parcel to be annexed to Map 6, Lot 22. Mr. McCutcheon noted that deed references four through seven clarify utility easements on the property. Bill asked that the label, 'drain,' be added to the dashed line representing a drain across Parcel A.

The Board reviewed the draft deeds. The Board felt that 'Tax Map 6, Lot 2' should be deleted from the draft deed. Language regarding the building restriction was not contained in the draft deed. Doug Miller stated that his lawyer was in the process of adding the building restriction to the draft deed. Heidi Jaarsma suggested continuing to August 7, 2014, and having Town Counsel review the language regarding the building restriction on parcel A. Heidi Jaarsma made a motion to continue the public hearing to August 7, 2014. Within one week the draft deed for Parcel A will be submitted into the record. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Bill Lipfert presented the electronic version of the zoning map generated by the Upper Valley Lake Sunapee Regional Planning Commission. The following suggestions were made:

1. Change title to 'Cornish Zoning Map of 1992' or '2015'
2. Add a note regarding public, private, discontinued roads, and driveways contain no indication of legal status.
3. Delete disclaimer; or, add note as in 2, above.
4. Amend legend.
5. Add arrows to dimensions of Village and Residential Zones.
6. Correct label of Root Hill Road.
7. Add Rural Zone

The Board discussed the need to make the digitized map an amendment to the zoning ordinance.

Adjournment

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

Respectfully submitted,
Heidi M. Jaarsma