

MINUTES
CORNISH PLANNING BOARD
NOVEMBER 20, 2014

The Cornish Planning Board met on Thursday, November 20, 2014, at 7pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Gail McKenzie, and Jay Young; David Haseman, Alternate; and Heidi Jaarsma, Secretary.

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

Approval of 10/16/2014 minutes.

Gwyn Gallagher made a motion to accept the minutes as amended. Jay Young seconded the motion, and the vote of the Board was in the affirmative.

Tim Schad – Continued Preliminary Discussion re: Annexation, East Road.

Tom Dombroski, surveyor, and Tim Schad attended the discussion. Mr. Schad would like to submit an application for subdivision of the nine acres on the northwest side of East Road. He would also like to subdivide the remaining land into two lots. Mr. Dombroski stated that the entire lot was a lot of record. The proposed back lot on the southeast side of East Road would retain a right of way for access. The Board reviewed RSA 674:41 and the minor subdivision regulations. Tom Dombroski said that he would request a waiver for the percolation test on the 9 acre parcel since the land is intended to be put into a conservation easement. A test pit would be necessary on the proposed back lot. Mr. Schad outlined the proposed conservation easements to be placed on the property. The Board indicated that the grade on the proposed drive should be 10% or less. The Board also asked for a driveway permit for the right of way to go into the record. Mr. Lipfert advised that the right of way be wide enough to accommodate driveway, ditches, and utilities, at least 50 feet. Metes and bounds would also be required for the right of way. Options for subdivision with road frontage for both lots were also discussed. The proposed back lot would have an estimated 150 to 200 feet of Class V frontage.

Paul Rheume – Preliminary Discussion re: Annexation, Parsonage Road.

Paul and Irma Rheume attended the discussion. The Rheumes would like to annex 4 acres from their 6.3 acres lot in the Residential Zone to the Fair Association. Heidi Jaarsma made a motion to waive the requirement to survey the boundary of the lot to which the land would be annexed. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative. The entire outline of both parcels will be shown in a small location map.

Review of Digitized Copy of Zoning Map.

The Board reviewed the digitized zoning map. Heidi Jaarsma will write a draft warrant article and send to Town Counsel for review before the 12/18/2014 meeting in anticipation of a 1/15/2015 public hearing.

Adjournment

Jay Young made a motion to cancel the 12/4/2014 meeting and to adjourn the meeting. David Haseman seconded the motions, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma