

MINUTES
CORNISH PLANNING BOARD
DECEMBER 18, 2014

The Cornish Planning Board met on Thursday, December 18, 2014, at 7pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso, Gail McKenzie, and Jay Young; David Haseman, Alternate; Scott Baker, Selectboard representative.

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

Approval of 11/20/2014 minutes.

Gwyn Gallagher made a motion to approve the minutes with three minor edits. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Timothy Schad – Completeness Review re: Minor Subdivision, East Road.

voting members: Bill Lipfert, Chair, Scott Baker, Gwyn Gallagher, Heidi Jaarsma, Mary Mancuso, Gail McKenzie, and Jay Young.

Timothy Schad, Tom Dombroski, Pam Annis, Bob Annis, and Sandra Redlands attended the hearing.

Mr. Schad presented the plan to subdivide two lots from Map 10, Lots 62 & 65. The 9 acres on the northwest side of east road would carry an easement that would allow only agricultural buildings. The land remaining with the existing house would carry an easement on all but 1.5 acres surrounding the house. The back lot, 44.62+/- acres would carry a conservation easement with the exception of a house site. Sandra Redlands asked about the setback between boundary lines and driveways. Heidi Jaarsma said that there is no driveway setback; there is, however, a 30' building setback from boundary lines. Bill Lipfert asked about the placement of a pin with respect to the Annis driveway. The Upper Valley is preparing a draft easement and will present at the 1/15/2015 hearing. The completeness of the application without a draft easement was discussed. Heidi Jaarsma asked that the tree line be added to the legend. Sandy Redlands asked about the driveway location. Mr. Schad stated that the wetlands dictated the driveway position.

Gwyn Gallagher asked if Lot 3 would show a residential building restriction allowing only agricultural buildings. Mr. Schad stated that he did not think that the subdivision was contingent on a conservation easement. Mr. Gallagher stated that he felt the easement had been part of the preliminary presentation. Jay Young asked whether there was a way to approve the plan without the easement language. Bill Lipfert asked if the Upper Valley Land Trust (UVLT) could give draft language. Mr. Schad described the Upper Valley Land Trust timeline. The UVLT will work on the 8.23 +/- acre easement first. Tom Dombroski read proposed language for a subdivision restriction:

no further subdivision, buildings and/or residential use will be allowed in the proposed conservation easement areas. Gail McKenzie said that the absence of the conservation easement would make her rethink the proposed shape of the back lot. Heidi Jaarsma said that the land across the street was of regular shape. Gwyn Gallagher asked regarding the driveway on the property. Mr. Annis stated that he had received advice from a surveyor that he holds rights to the driveway through adverse possession. Heidi Jaarsma suggested that the approval be done in two phases and will research whether the two lots can be considered and will research the feasibility of that possibility. Heidi Jaarsma made a motion to continue the completeness review to 1/15/2015. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative. Gwyn Gallagher signed the driveway permit.

Zoning Amendment 2015

The Board reviewed the Zoning amendment. The new zoning district map was produced using GIS (Geographic Information Systems) technology. All zoning district boundaries remain as shown on the 1992 map.

Budget

The Board recommended level funding the budget. The Board anticipates an expense of \$400 for printing and laminating the new zoning maps. Heidi Jaarsma will ask the Selectboard if the cost of printing and laminating should be added to the Planning Board budget or the Town Office budget. Heidi Jaarsma made a motion to level fund the 2015 Planning Board budget with the question of the printing and laminating expense to be brought to the Selectboard. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Heidi Jaarsma made a motion to cancel the 1/1/2015 meeting. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma