

MINUTES
CORNISH PLANNING BOARD
JANUARY 15, 2015

The Cornish Planning Board met on Thursday, January 15, 2015, at 7pm in the Cornish Town Office. Members present were Bill Lipfert, Chair, Gwyn Gallagher and Mary Mancuso; David Haseman, Alternate; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Also in attendance were Lynn Schad, Wells Chandler, Patrick Dombroski, Bob Annis, Pam Annis, Jim Barker, Mike Duval, and Dale Rook.

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

Approval of 12/18/2014 minutes.

Mary Mancuso made a motion to approve the minutes with edits. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Public Hearing re: 2015 Amendment to the Cornish Zoning Ordinance

Bill Lipfert reviewed the history of the zoning district map update. The zoning districts are unchanged. NH DOT files for the road network were used on the map. The zoning districts were noted and the dimensions of the boundaries were shown. Gwyn Gallagher thanked Mr. Lipfert for his efforts. Wells Chandler asked if the map could be viewed on a projection screen at March meeting. The full scale map and the full text of the warrant will be posted at the meeting. Gwyn Gallagher made a motion to bring the amendment forward to the warrant. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Timothy Schad – Continued Completeness Review and Public Hearing re: Minor Subdivision, East Road.

voting members: Bill Lipfert, Chair, Scott Baker, Gwyn Gallagher, Heidi Jaarsma, Mary Mancuso, and David Haseman for Jay Young.

Wells Chandler, agent for the applicant, described the property on East Road, formerly owned by Mr. Fox, who passed away last year and took meticulous care of the property. Mr. Fox sold it to Mr. Schad and discussed with him his vision for the future of the property. Mr. Chandler said that Mr. Schad would like to go through the subdivision before putting an easement on the property. Two new lots would be created: 8.23 +/- acres on the westerly side of East Road, 44.6 +/- acres on the easterly side, with the parent lot of 11.53 +/- acres remaining. The width of the access to the back lot is intended to prevent building within the access area. The proposed house site would be behind the existing house lot. Mr. Schad would like the value of the property as high as possible for the appraisal before an easement is placed on the property and does not want to place any restriction on the property prior to the easement. Lynn Schad said that she felt the lines represented the best possible presentation.

The Board reviewed the application for minor subdivision. Bill Lipfert asked regarding Note 1 under the parcel information which included the language ‘portion of’ in the deed reference. Ms. Jaarsma searched the registry of deeds online. Mr. Chandler said that ‘portion of’ should be stricken. Ms. Jaarsma asked that the site map be clarified to show the land on the westerly side

of East Road. Mr. Lipfert asked if the percolation test had been witnessed by a Selectboard member. The understood from Patrick Dombroski that the dig had been witnessed by a Selectboard member. Gwyn Gallagher moved to find the application complete conditional upon the following:

1. The notation that the pin is 'set' on the northwest corner of Lot 3 along the existing driveway is to be removed.
2. Add the symbol for culverts to the legend.
3. Strike the words 'portion of' from Note 1 of the parcel information.
4. Site map should clearly show the parcel on the westerly side of East Road.

Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert opened the public hearing. Heidi Jaarsma said that she was concerned that members of the public who had attended the completeness review may have made a decision not to attend the public hearing based on the plan presented in December, which is not the plan presented today. Ms. Jaarsma read a letter from Ms. Sandra Redlands, an abutter, into the record, and asked Mr. Chandler and Ms. Schad if Ms. Redlands was aware that the conservation easement was no longer part of the application. Mr. Chandler stated that Mr. Schad had discussed the proposal with abutters and had spoken with Ms. Redlands since the 12/18 completeness review. Scott Baker asked if the back house lot would be hidden in the trees. Ms. Schad said that it would be. Gwyn Gallagher asked about the trees left on the farm in front of the proposed house site. He stated that he felt the house would be very visible from the road. Mr. Dombroski, Mr. Chandler, and Ms. Schad said that the lot configuration suited the terrain due to steep grade and wetlands on the southern portion of the lot.

Mr. Chandler stated that the Board needed to look at the plan as a minor subdivision that will preserve the nature of the land. Mr. Chandler said that he felt that the plan before the Board represented the least impact. Mr. Lipfert stated that the lot shape needed to be as regular as possible. Mr. Chandler said that a road on the south side of the road would destroy the field and the wetlands. Mr. Chandler said that he felt this was a minimum lot subdivision. Ms. Jaarsma asked if a restriction of any further subdivision of Lot two would be acceptable to the applicant. Ms. Schad said that a subdivision restriction would be acceptable.

Heidi Jaarsma made a motion that the Board accept the minor subdivision as presented with the condition that a restriction stating that no further subdivision would be allowed on Lot 2 be shown on the plan and on the deed. David Haseman seconded the motion, and the vote of the Board was in the affirmative, 3-2, with Scott Baker, David Haseman, and Heidi Jaarsma voting in the affirmative; and Gwyn Gallagher and Mary Mancuso voting in the negative.

Jim Barker asked about the approval process if an easement were involved. Mr. Lipfert said that each plan was specific. Gwyn Gallagher asked about opening the public hearing with the absence of the conservation easement. He felt the public hearing should not have been opened. Mr. Gallagher asked the Board to seek counsel regarding how much a plan can change before it has to be re-noticed.

Town Report

Mary Mancuso made a motion to accept the 2014 Town Report as amended. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Gwyn Gallagher discussed the Cornish Subdivision Regulations with regard to the Master Plan.

Scott Baker made a motion to cancel the 2/5/2015 meeting. David Haseman seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,
Heidi M. Jaarsma