

**MINUTES**  
**CORNISH PLANNING BOARD**  
**MAY 21, 2015**

The Cornish Planning Board met on Thursday, May 21, 2015, at 7pm in the Cornish Town Office. Member present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso, Gail McKenzie, and Jay Young; David Haseman, Alternate; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Ben Hawkins, Ralph Hawkins, and Mercedes Frazier also attended the meeting.

Bill Lipfert called the meeting to order at 7:00 pm.

Approval of Minutes

Gail McKenzie made a motion to approve the 5/7/2015 minutes. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Ben Hawkins – Preliminary Discussion re: Subdivision, Hawkins Road.

Ben Hawkins discussed the history of the farm, one lot with two residences. The original house was built in the 1800s, the other house was built in the 1950s. Mr. Hawkins would like to make the property a profitable farm again. He envisions building a 26'x30' garage with a second floor apartment which he would expand. The board discussed the one residence per lot provision of the Zoning Ordinance. The Board referred Ben Hawkins to the Selectboard for current use questions. Since Map 11, Lot 31, is a lot of record, it would qualify for minor subdivision. Mr. Lipfert informed Mr. Hawkins that the Board was considering changes to the subdivision regulations regarding the definition of minor subdivision. Mr. Lipfert suggested another preliminary discussion with a proposed lot configuration and access. The Board discussed application requirements with the Hawkins.

Other Business

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

Respectfully submitted,  
Heidi M. Jaarsma