

**MINUTES  
CORNISH PLANNING BOARD  
JUNE 18, 2015**

The Cornish Planning Board met on Thursday, June 18, 2015, at 7pm in the Cornish Town Office. Member present were Bill Lipfert, Chair, Gwyn Gallagher, Mary Mancuso, and Gail McKenzie; David Haseman, Alternate; Scott Baker, Selectman.

Ben Hawkins, Ralph Hawkins, and Johannes Glorie also attended the meeting.

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

Approval of Minutes

Gwyn Gallagher made a motion to approve the 5/21/2015 minutes. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

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

Ben Hawkins presented a sketch of the proposed subdivision of Map 12, Lot 31. He outlined the proposed right of way to the east lot and the Class V portion of the road. Bill Lipfert questioned whether the lot with frontage on Route 120 was five acres. Ben Hawkins said that the line would be adjusted so that the lot would be at least five acres. Mr. Lipfert suggested that the proposed boundary line, currently shown as thirty feet from the existing buildings, be more than thirty feet from the existing buildings to allow for possibility of expanding the existing buildings. Mr. Lipfert also pointed out that the proposed plan would preclude any further subdivision of the existing house lot, so that the two existing houses would not be able to be sold separately. The Board recommended that the metes and bounds of the right of way should be shown on the plan. The Board also recommended that right of way be fifty feet wide.

Johannes Glorie – Preliminary Discussion re: Subdivision, Town House Road.

Johannes Glorie presented the Board with a deed describing two tracts with separate deed and plan references. The Board did not find evidence that the two tracts had been merged. Mr. Glorie would also like to annex two acres to access the larger lot. The Board advised that Mr. Glorie consult the road agent regarding the feasibility of a driveway permit before proceeding with the annexation.

Other Business

Gail McKenzie made a motion to cancel the 7/2/2015 meeting. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

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

Respectfully submitted,  
Heidi M. Jaarsma