

**TOWN OF CORNISH, NH  
ZONING BOARD OF ADJUSTMENT  
CASE 10-1**

**Members Present**

*voting members: Caroline Storrs, acting chair, Bill Balch, Jim Brown, Dale Rook, and Bruce Tracy*

**Also Present**

Zachary Kinsman, Leo Maslan, Mike Kinsman, Marie Stevens, Alan Stevens, Bill Gallagher, Bob Demars; and Heidi Jaarsma, recording secretary

The meeting was held at the Cornish Town Office and was called to order at 7:32.

**Case 10-1**

The Town of Cornish has requested a special exception under Article IV.D.1.b of the Zoning Ordinance. The applicant seeks to build a Nature Observation Platform within 100 feet of the wetlands. The presentation will be made by Zachary Kinsman.

**Background**

Zachary Kinsman circulated plans for a wildlife viewing platform on the CREA property. The purpose of the platform is to observe wildlife in its natural habitat. Animals will not be disturbed and foot traffic will be concentrated. The platform will be within walking distance of the school. The structure will be four feet by eight feet by six feet high. There will be a railing and benches on the deck. The building will be cantilevered over the water. There will be no posts in the water. The platform will be sixteen inches off the ground. Posts will be cedar – no concrete will be used. Mr. Kinsman was unsure how deep the posts would be. Leo Maslan added that the CREA committee did not want to have pressure treated used. The blind will be covered by a thin mesh screen so that animals will not be able to see viewers. The blind will be located off of South Parsonage Road, about 200 feet from the culvert. Mr. Kinsman pointed out on an aerial view of the field where the blind will be located. He also circulated plans and aerial view to those attending the hearing.

Caroline Storrs said that there was concern about the blind being used for unlawful recreation. Mr. Kinsman said that the blind would be visible from the Parsonage Road. Caroline Storrs asked if the blind would be locked. Mr. Kinsman said that it would be open to everyone. Jim Brown asked what kind of birds would be there. Mr. Kinsman did not, but he was thinking of laminating pictures of birds and putting on the walls of the blind.

Jim Brown asked who would be building the blind. Mr. Kinsman said that the boyscouts would be building it as his Eagle Scout project. Jim Brown asked about the building timeline. Mr. Kinsman said that he plans to have the posts in before the frost and will build the platform during the winter with completion in the spring.

Caroline Storrs directed the Board to Article IV.D.1.b

Public Hearing

Marie said that it looked like a good plan. Alan said that it was in the right place.

Bob Demars asked if there would be handicapped access. Mr. Kinsman said that he would incorporate it.

Bill Gallagher said that the Conservation is in full support of the idea and is willing to put some financial support behind the project. It will provide an excellent opportunity to learn about birds of the area.

Bruce Tracy asked what materials the platform would be built out of. Leo Maslan said that Jim Fitch has some Larch or native Hemlock that they may use. Some of the carrying beams may be pressure treated, but nothing in contact with the ground or viewers would be pressure treated.

Bob Demars asked what the roof would be. Loel Callahan has offered to donate sheet metal roofing.

Closed Discussion

Conditions to a Special Exception were discussed:

*The proposed use shall not adversely affect:*

1. *The capacity of existing or planned community facilities:* sufficient.
2. *The character of the area affected:* would not change the character of the area.
3. *Traffic on roads and highways in the immediate vicinity:* Parking would be at the soccer field
4. *Town services and facilities:* Town services would not be adversely affected.
5. *Neighboring land uses present and prospective:* No effect on neighboring land uses.
6. *Significant wildlife habitat, trails, natural, scenic or historic features:* no impact.

Mrs. Storrs asked if the site was an appropriate location for the use. The Board said that it was. There would be no smoke, fumes, glare or odors.

Bruce Tracy asked how the holes would be dug. Mr. Kinsman said that a post-hole digger or an auger behind a tractor would be used.

Dale Rook made a motion to grant the special exception as presented. Bill Balch seconded the motion. Caroline Storrs asked what would happen to the structure if it were vandalized. Mr. Kinsman said that the boy scouts would certainly fix any damage. Caroline added that the Conservation should oversee any necessary repairs. The vote of the Board on the motion was 5-0 in the affirmative.

Other Business

Mrs. Storrs said that a variance had been denied to Steve Chiarino to build a shed because no setback could be met several years ago. A special exception had been granted for a patio. He has built a shed. Mrs. Storrs had contacted the Select Board regarding the shed. The minutes were taken by Jason Bourne and need to be approved by the Board. The minutes of September 14, 2009, were circulated to the Board.

Dale Rook made a motion to approve the minutes of September 14, 2009. Caroline Storrs seconded the motion, and the vote of the Board was in the affirmative.

Caroline Storrs mentioned meeting at 7 p.m. The Board felt that it would be a good idea.

Respectfully submitted,  
Heidi M. Jaarsma