

**TOWN OF CORNISH, NH**  
**ZONING BOARD OF ADJUSTMENTS**  
**CASE 11-02**  
**MAY 2, 2011**

The Town of Cornish Zoning Board of Adjustment met on May 2, 2011, at 7 p.m. in the Cornish Town Office. Voting members present were Caroline Storrs, Acting Chair, Scott Baker, Jason Bourne, Dale Rook, and Bruce Tracy. Non-voting members present were Bill Balch.

The meeting was called to order at 7:04.

Also present were Annette and Charles Bailey, applicants.

Case 2-11 concerns a request by Annette Bailey for a Special Exception of the Zoning Ordinance. The applicant seeks a Neighborhood Store in the Residential Zone on NH Route 12A as provided in Article IV, Section B, of the Cornish Zoning Ordinance.

**Background**

Annette Bailey presented her plan. Ms. Bailey lives in the historic Putnam house where the first town meeting was held in Cornish and would like to promote the history of Cornish by having a shop that would sell souvenirs of the bridge, primitive curtains, Norwegian sweaters, hand-spinning, maple syrup, and Cornish History books. The Baileys would also like create a rest area for bicyclists. She would like to sell beverages and light snacks. The proposed use would be contained within the existing building. Caroline Storrs asked if there would be bathrooms. Ms. Bailey said that bathrooms would not be practicable at the moment. Perhaps at some point she might want to put in a portable toilet enclosed in an outhouse.

Ms. Bailey presented a plan showing the property in question and abutting properties, 8 parking spaces (including parking for residents' vehicles), outside power, the proposed picnic table. The state highway department informed the applicant that the sign could be 33 feet from the center of the road. The sign will measure 2'9"x3'10". The shop will be named the General Jonathan Chase Farm Shop. A small entrance sign 1'6"x6" will be attached to the building. The use will cover 726 square feet of the residence. No cooking of food to be sold will occur on the premises. Ms. Storrs said that the State may regulate non-commercially packaged food.

Bill Balch asked if a similar approval had been given to a property near the bridge. Dale Rook mentioned that the particular property had three parking spaces. Ms. Storrs asked if there would be any lighting. Ms. Bailey said that she would like to put a colonial-style light on the outside wall. The sign would not be illuminated. Proposed hours of operation would be 9-5 Tuesday through Sunday. Mondays would be by chance. The store would operate year-round. Bruce

Tracy asked if bathroom facilities were necessary for selling food and drink. Other members said that it was not a requirement.

### **Closed Discussion**

Ms. Storrs closed the meeting. The Board reviewed the criteria for a special exception.

*The proposed use shall not adversely affect:*

1. *The capacity of existing or planned community facilities:* no adverse affect.
2. *The character of the area affected:* no adverse affect.
3. *Traffic on roads and highways in the immediate vicinity:* no impact.
4. *Town services and facilities:* no impact.
5. *Neighboring land uses present and prospective:* no adverse affect; no abutters were present.
6. *Significant wildlife habitat, trails, natural, scenic or historic features:* historic features will be promoted.

Ms. Storrs asked if the Board felt comfortable with the Neighborhood Store designation, no one expressed any concerns. Ms. Storrs did suggest that water or sewerage would require returning to the board. Dale Rook said that any septic improvement would require a State permit. Jason Bourne said that the application as presented included no restroom facilities. Should that change, there should be further review. Ms. Storrs said that this would include the addition of a portable toilet. Bruce Tracy asked about alcohol and prepared food. No alcohol would be sold. They will have only prepackaged food. Jason Bourne was not sure that the Board could prohibit the applicant from selling certain goods. He felt that the Board should leave it to the State.

Dale Rook made a motion to approve the request for a Neighborhood Store on NH Route 12A with the condition that any future enlargement or alteration of use, such as adding restroom facilities, will require Zoning Board approval. Scott Baker seconded the motion, and the vote of the Board was in the affirmative 5-0.

### **Approval of Minutes**

Case 11-1, January 3, 2011, and February 7, 2011: The date was added to the February 7, 2011, meeting minutes and a minor spelling correction was made. Scott Baker made a motion to accept the minutes. Bruce Tracy seconded the motion, and the vote of the Board was in the affirmative.

**Election of Officers**

Bill Balch volunteered to be the Clerk to the Zoning Board of Adjustment. Jason Bourne nominated Caroline Storrs as Chair. Dale Rook seconded. Caroline Storrs nominated Jason Bourne for Vice-Chair. Dale Rook seconded. Caroline Storrs nominated Bill Balch as Clerk. Scott Baker seconded. The vote of the Board for the nominated slate of officers was in the affirmative 5-0.

Respectfully submitted,  
Heidi M. Jaarsma