

**Town of Cornish, New Hampshire**  
**Zoning Board of Adjustment**  
**Case 16-02**  
**June 6, 2016**

The Cornish Zoning Board of Adjustment met on Monday, June 6, 2016, at 6:30 pm in the Cornish Town Offices. Members present were Caroline Storrs, Chair, Bill Balch, Jason Bourne, Jim Brown, Kate Freeland, Dale Rook, and Bruce Tracy.

Also present: Shirley Bladen, George Edson, Dale Lawrence, Selectman, Steve Wilkie; Heidi Jaarsma, recording secretary.

Caroline Storrs called the meeting to order at 6:35 p.m.

**Approval of Minutes**

Dale Rook made a motion to accept the minutes of May 2, 2016. Kate Freeland seconded the motion, and the vote of the Board was in the affirmative.

**Case 16-02:** George Edson has applied for a Special Exception concerning Article IV.C.17 of the Cornish Zoning Ordinance. The applicant proposes to change the former Claremont Savings Bank branch to an apartment on the property located on Map18, Lot 3, on School Street, in Cornish Flat, NH.

Voting: Caroline Storrs, Chair, Bill Balch, Jason Bourne, Jim Brown, and Dale Rook.

Bill Balch, Clerk, collected the fees and read the notice.

**Background**

George Edson presented the plan to convert the former Claremont Savings Bank space in the existing building he owns on School Street to an apartment. The building currently contains two apartments in addition to the former bank space. Mr. Edson presented a survey showing measurements of the building. Mr. Edson also presented a 1992 septic system approval for the current uses. The former bank space measures 20'x28', or 560 square feet. Jason Bourne asked about the capacity of the septic. Mr. Edson relayed a communication between himself and Tom Dombroski, septic designer. Mr. Dombroski that the total use per day of the septic for the bank building and the post office building would be 885 gallons/day. The capacity of the current septic system is 900 gallons/day.

Ms. Storrs read from Article IV.II: Multi-Family and from Multi-Use Conversions. There were no further questions from the Board. Dale Lawrence, abutter, asked Mr. Edson about the water supply to the building. Mr. Edson said that an artesian well serves both the bank building and the post office. Ms. Lawrence referred to a survey which shows a dug well serving the building. Mr. Edson said that he was not aware of any other inlets to the building.

Ms. Lawrence asked if Mr. Edson would be contacting the fire chief regarding mandated state codes, specifically NFPA Life Safety 101. Per Mr. Edson, a new, interconnected fire alarm system is being installed.

Steve Wilkie spoke on behalf of Amanda Posner, abutter. Mr. Wilkie submitted photographs of the runoff from the former bank property onto Ms. Posner's property into the record. The driveway between the bank and Ms. Posner's residence has been improved, and regraded; however, the regrading has flooded a section of Ms. Posner's property and damaged tree health. Ms. Storrs asked where the new tenant of the apartment building would be parking. Mr. Edson stated that his intention was to allow a new tenant a choice of available parking spots. Mr. Edson said that he was not aware of a run-off problem. He noted that the pictures submitted were of late winter with water pooling due to melting ice and snow. Mr. Edson said that a berm would be unsightly and stated that as a branch bank, traffic and activity levels were much higher than they would be as a prospective apartment use. Mr. Edson further stated that he had not raised the level of the driveway. Potholes had been filled, but the driveway had not been regraded. Mr. Wilkie said that water would pool in the potholes. Ms. Storrs suggested that Mr. Wilkie invite Mr. Edson to the Posner residence at the next rain storm. Mr. Bourne said that it seemed like a Site Plan Review issue. Dale Rook asked if run-off had been observed during yesterday's rainstorm. Mr. Wilkie had not been at the property. Dale Lawrence said that she had never noticed a difference at her abutting property due to the bank driveway. George Edson said that he understood the Ordinance. He felt that he was converting the building from a more intense use to a less intense use and that he felt Site Plan Review was not necessary.

### **Closed Discussion**

Bruce Tracy asked regarding the number of bedrooms planned for the apartment. Mr. Edson replied that the apartment would be a one-bedroom apartment. Bill Balch said that he had no problem with the application. Dale Rook concurred. Dale Rook moved to grant the Special Exception. Jason Bourne seconded the motion, and the vote of the Board was in the affirmative, 5-0.

Respectfully submitted,  
Heidi M. Jaarsma, Recording Secretary