

**CORNISH PLANNING BOARD
MINUTES
JANUARY 19, 2017**

The Cornish Planning Board met on Thursday, January 19, 2017, at 7 pm, in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Mary Mancuso, Gail McKenzie; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Bill Lipfert called the meeting to order at 7pm.

Mary Boyle, Bill Cable, Jim Schubert, and Jody Schubert - Preliminary Discussion re: Major Subdivision, St. Gaudens Road.

Mary Boyle, Bill Cable, Jim Schubert, and Jody Schubert attended the meeting. Jody Schubert informed the Board that she and the other property owners had discovered that the subdivision would be a major subdivision. Ms. Schubert said that since no new buildings were planned, she hoped some of the Major Subdivision application requirements could be modified or waived. Scott Baker asked regarding the timing of the subdivision, and the subdivision was approved after March of 1974.

The Board reviewed the Major Subdivision Application with the owners. Mr. Lipfert noted that recommendations made at a preliminary discussion are non-binding. The following recommendations were made to the prospective applicants (hereinafter 'the applicants').

*1c. **Abutters.** The names and addresses of owners of record of abutting properties, abutting subdivision names, roads, easements, alleys, parks and public open spaces, to a distance of at least two hundred (200) feet from the boundaries of the subdivision.*

The Board asked that water rights be included on the plat.

*1e. **Lot Features, Property Lines and Topography.** Road lines, setback lines, pedestrian ways, lot lines, dimensions and bearings, lot sizes in square feet, reservations, easements and areas to be dedicated to public use and areas, the title to which is reserved by the developer, buildings, water courses, ponds or standing water and other essential features, including the mapping of the entire subdivision in five (5) foot contours.*

Bill Lipfert said that the Board has in the past agreed to waive contours. The Board likes to see contours around the house site and the access. Bill Lipfert asked how long the driveways were. The owners did not have an exact estimate. Gail McKenzie felt that since there currently are two residences on the lot, contours would not be necessary. Bill Lipfert felt that contours of the driveway would be necessary or a profile of each driveway should be shown.

2b. The location of all percolation test sites and date of witness by Selectboard representative, soil test pits and borings, and soil mapping units and boundaries.

One residence does not maintain a septic system. The residence supports a composting toilet. Graywater goes into a drywell. The Board felt that a test pit should be done to test for percolation on the proposed lot which does not currently have a septic system.

2c. The results of all soil tests including dates, locations by reference to soil map, percolation rates, soil profile with depth to ledge or bedrock, clay, hard pan and existing and seasonal high water table.

Only the results of the test pit are to be shown on the plat.

3a. Basic road and lot layout, with all lots numbered consecutively;
Existing driveways are to be shown on the plat.

3b. Location of all existing buildings and approximate location of proposed buildings, if known;
Existing buildings are to be shown on the plat.

3c. Location of all surface water on and within two hundred (200) feet of the subdivision including rivers, streams, intermittent streams, lakes, ponds, marshes, and wetlands, and location of all flood prone areas;

The applicants requested a waiver of this requirement.

3e. A drainage and hydrology report prepared by an engineer.
The applicants requested a waiver of this requirement.

4a Complete plans and profiles of all proposed roads and driveways
Does not apply: no construction of roads and driveways was proposed.

4b Complete plans and profiles of all proposed sanitary and storm sewers
Does not apply: no construction sanitary and storm sewers was proposed.

4c Location and details of all existing and proposed utilities, including water mains, gas mains, telephone, electric, and cable on and adjacent to the land to be subdivided.
Existing utility poles and easement are to be shown.

4d Flow on proposed water mains, etc.
Does not apply: no construction of water mains or storm water facilities proposed.

4f. Fire protection measures to be provided to include fire hydrants (active or dry), fire ponds or on-site water supply tanks. In addition, the applicant shall submit the covenant relating to the release of the Town of Cornish from furnishing any public fire protection facilities in the proposed subdivision of land.

Does not apply: above measures not proposed by applicant.

4g. Any other pertinent to road and/or utility construction.
Does not apply.

5. Subdivision As-Built Plans

Does not apply: no construction of roads and/or utilities proposed.

6. Impact Assessment

The applicants requested a waiver of this requirement.

7b(2) Approval of Water Supply Systems and/or Subdivision Approval for On-Site Sewage Disposal from the N.H. Water Supply and Pollution Control Division.

The applicants requested a waiver of this requirement.

7a-c, 7a(2), 7c(2) Agency or Permit approvals.

Based on the presentation made to the Board, these agency or permit approvals do not apply to the proposed application.

Gail McKenzie made a motion to recommend the preliminary waiver of the major subdivision application requirements 3c, 3e, 6, and 7b(2) and modifications to the application requirements as described above. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Town Report

Mary Mancuso made a motion to accept the 2016 Planning Board Report as presented. Scott Baker seconded the motion, and the vote of the Board was in the affirmative.

Scott Baker made a motion to request \$1200 to conduct a community survey. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative. An article will be placed on the warrant.

Other Business

Bill Lipfert read a letter from the Upper Valley Lake Sunapee regarding the Ten-Year Transportation Improvement Plan.

Mary Mancuso made a motion to cancel the February 2, 2017, meeting. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Heidi Jaarsma made a motion to adjourn. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative. The meeting was adjourned at 8:17 pm.

Respectfully submitted,
Heidi M. Jaarsma