

**CORNISH PLANNING BOARD  
MINUTES  
DECEMBER 21, 2017**

The Cornish Planning Board met on Thursday, December 21, 2017, at 7pm in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Gail McKenzie; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Also in attendance were George Edson, Ian Emmanuel, Shanna Emanuel, Zach Steele, Natasha Steele, Fred Sullivan, Kim Sullivan, and Shirley Sullivan.

Bill Lipfert called the meeting to order at 7pm.

Approval of Minutes

Gail McKenzie's name was added to those present. Gwyn Gallagher made a motion to approve the minutes of 11/16/2017. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

The Estate of Charles Sullivan – Completeness Review re: Major Subdivision, East Road  
Wayne McCutcheon presented the plan of the Estate of Charles Sullivan to subdivide (2) lots of 13.54+/- and 7.72+/- acres from Map 16, Lot 17, 71.09+/- acres before subdivision. Lot 2 will be for agricultural use only with a deeded covenant restricting residential building. Lot 2 is currently the sugar orchard. Test holes have been dug on Lots 4 and 5. Mr. McCutcheon explained the lot numbering due to previous subdivisions. Mr. Lipfert asked if the deed description would include a restriction against residential development. Mr. McCutcheon and Mr. Sullivan said that it would. No right of way to Lot 2 is proposed over the subdivided lots. Natural boundaries, stone walls, etc., were used as much as possible in creating the new boundary lines. Mr. McCutcheon pointed out a NH Electric Coop Easement.

Gwyn Gallagher discussed the driveway permit to Lot 5. A permit had been granted on the existing farm road. The road is close to an existing pond; however, the pond does not meet the definition of a water body per the Cornish Zoning Ordinance. Water bodies are defined as having a depth of at least 3.5 feet. Mr. Gallagher said that he and the road agent felt that it was by far the best access point to the property. Mr. McCutcheon noted that the existing culvert will be extended by 12'. Mr. Sullivan said that any other location would have taken agricultural land. Mr. Gallagher noted that the drive for Lot 4 is 100' from a drainage ditch.

The Board reviewed the application. The following waivers and/or modifications were requested by the applicant:

**1.(e) Final Plat: Lot Features, Property Lines and Topography:** The applicant requested the contours only be required in the building envelope. The plat showed 2' in those areas. The applicant also requested that the board accept the lot sizes in acreage instead of square feet.

**2. Soil Survey Plan Map and Soils Report:** The applicant requested a waiver of 2(a) Location of Soil Mapping Units, 2(c) Result of all Soil Tests, and 2(d) Soil Type Legend.

3. **Subdivision Grading and Drainage Plan:** The Applicant requested a waiver of the subdivision grading and drainage plan.
  
4. **Subdivision Road and Utility Plan:** The applicant requested a waiver of the subdivision road and utility plan.
  
5. **Subdivision As-Built Plans:** The Board found that the subdivision as-built plan requirement did not apply to this application.
  
6. **Impact Assessment:** The Applicant requested a waiver of the Impact Assessment.

Heidi Jaarsma made a motion to modify application requirement 1(e) to require contour lines only within the proposed building envelope and to waive application requirements 2(a), (c), (d); 3; 4; 5; and 6. Scott Baker seconded the motion, and the vote of the Board was in the affirmative, 4-0.

#### 2018 Budget

Gwyn Gallagher suggested that the salaries and wages line be increased to \$1,500 with a corresponding increase in FICA. It was suggested that postage and advertising be decrease by \$500. Gwyn Gallagher moved, Gail McKenzie seconded the motion and the vote of the Board was in the affirmative, 4-0.

#### Other Business

The Board discussed the next steps in the Master Plan process. The Board will spend the next several months analyzing the Survey data.

Bill Lipfert made a motion to cancel the 1/4/18 meeting. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

#### Adjournment

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

Respectfully submitted,  
Heidi M. Jaarsma