

**CORNISH PLANNING BOARD  
MINUTES  
MAY 17, 2018**

The Cornish Planning Board met on Thursday, May 17, 2018, at 7pm in the Cornish Town Offices. Members present were Bill Lipfert, Acting Chair, Mary Mancuso, Gail McKenzie, and Lyle Parry; Heidi Jaarsma, Secretary; and, Scott Baker, Selectman.

Tom Dombroski, Surveyor, also attended the meeting.

Bill Lipfert called the meeting to order at 7:00 pm.

Approval of Minutes.

Gail McKenzie made a motion to approve the 4/19/2018 minutes. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Mary Mancuso made a motion to approve the 5/3/2018 minutes. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Carol Rennie – Preliminary Discussion re: Subdivision, Old Stage Coach Road, Map 9, Lot 51.

Tom Dombroski represented Ms. Rennie. She would like to subdivide Map 9, Lot 51, into two lots of 31 and 170.19 acres. The proposed 170.19 acre lot would have approximately 42 feet of frontage on the Class V road. The discontinued road beyond the Class V road will provide access across the property. Because a piece of Lot 51 was annexed in 1985, the subdivision would be major subdivision.

Mr. Dombroski presented a deed showing that Map 9, Lot 51, was described as two tracts of land purchased separately. He outlined tract one and tract two. If Map 9, Lot 51, is two lots of record, then Ms. Rennie could apply to adjust the lot lines. The Board advised Mr. Dombroski to discuss that deed with the Town Office. If the Selectboard agreed that the tax maps were in error, an annexation application could be submitted. The Board would need separate map and lot numbers in order to notice an annexation. Mr. Dombroski also pointed out a right of way to be eliminated from the new deed.

Mr. Dombroski asked if the Board would accept a scale of 1"=300' so that the plat could show the entire boundary with a detail of the Stagecoach Road area of the property showing the access to both lots to a scale of 1"=50'. The Board discussed options that would show the necessary information on the plat.

Bill Lipfert asked about the location of utility poles and asked Mr. Dombroski to check with the electric company regarding feasibility of power to the back lot.

Ms. Jaarsma asked that a copy of Ms. Rennie's power of attorney be included with the application.

Other Business.

The Board will work on the Master Plan Update at the first June meeting.

The Board also discussed the design standards for driveways that were part of the original subdivision approval on North Parsonage Road. The lots are currently for sale.

Gail Mckenzie made a motion to adjourn. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,

Heidi M. Jaarsma