

**CORNISH PLANNING BOARD
MINUTES
JUNE 21, 2018**

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

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

Tom Dombroski, Beverly Duval, Connie Kousman.

Approval of Minutes.

Bill Lipfert made a motion to approve the minutes of June 7, 2018, Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Gail McKenzie made a motion to approve the minutes of May 17, 2018. Lyle Parry seconded the motion, and the vote of the Board was in the affirmative.

Carol Rennie – Completeness Review re: Annexation, Old Stage Coach Road, Map 9, Lots 49 & 51.

Voting: Scott Baker, Heidi Jaarsma, Gail McKenzie, and Lyle Parry

Ms. Jaarsma reviewed the application submissions including the power of attorney which authorized the applicant to represent Ms. Rennie. The application designated Tom Dombroski as the agent. Ms. Jaarsma also stated that the numbering of the lots had been corrected in the town's database prior to application. Beverly Duval noted that the Rennie lot historically has been known to be two lots.

Mr. Dombroski presented the plan to annex 11.17 acres from Map 9, Lot 51, 141.00 +/- acres, to Map 9, Lot 49, 19.96 +/- acres. The resultant lots would measure 129.83 +/- and 31.13 +/- acres, respectively. Mr. Dombroski pointed out a right of way that would be eliminated per Note #3. Beverly Duval gave a history of her driveway layout. She said that the roadbed of the current Class V portion has moved. Ms. Duval also stated that the shape of the lot was a 'lollipop.' Bill Lipfert noted that the Public Hearing was the time to discuss the merits of the application. Ms. Duval also referenced deed restrictions on her property that were part of the road layout. Heidi Jaarsma stated that the current road layout on file with the Sullivan County Registry of Deeds superseded any former layout or road configuration.

Bill Lipfert opened the completeness review at 7:37 pm. The Board reviewed the application requirements and found that all were met with the exception #3: *the plat should be drawn to a scale of 1 inch equals 100 feet.* Mr. Dombroski explained that due to the size of the entire lot, only 1"=300' would show the entire boundary of both lots. The plan also included a detail of the area around Old Stagecoach Road at a scale of 1"=50'. Bill Lipfert asked if 'unless otherwise noted' could be added to the scale in the title block. Heidi Jaarsma made a motion to accept scale as presented on the plan with the addition of 'unless otherwise noted' to the title block. Lyle Parry seconded the motion, and the vote of the Board was in the affirmative. Bill Lipfert

asked if Mr. Dombroski had contacted the power company regarding power to Lot 51. Mr. Dombroski read Note #4 which granted an easement over Lot 49 to serve Lot 51 with power. The potential location of a pole on the Class V road was discussed. Mr. Dombroski showed that the pole could be placed on Map 9, Lot 49. The wires would cross the public right of way. Bill Lipfert asked what limitations on the easement were. Tom Dombroski said that the easement was for utilities, not just power. Tom Dombroski stated that he would add a notation "See Note 4" in the area of the proposed power easement.

Scott Baker made a motion to find the application complete. Lyle Parry seconded the motion, and the vote of the Board was in the affirmative, and the vote of the Board was in the affirmative.

Connie Kousman – Preliminary Discussion re: Minor Subdivision, Mace Road.

Ms. Kousman owns three lots and is considering a subdivision of the 10.5 acre lot. Ms. Kousman would like to access the lot from NH Route 120 because of the brook along Mace Road. The Board discussed options for annexation and subdivision with Ms. Kousman.

Other Business.

Heidi Jaarsma relayed a communication from Rick Kendall, Superintendent of St. Gaudens regarding improvements to the Blow-Me-Down Farm by Opera North. The Planning Board would be interested if the changes are beyond the foundation line; otherwise, the matter should go before the Selectboard.

Scott Baker stated that the Selectboard is in the process of drafting a letter to NH DOT regarding the narrow width of Saint Gaudens Road due to the position of the guard rails.

Scott Baker also mentioned an issue regarding a long term Air B&B rental.

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

Respectfully submitted,
Heidi M. Jaarsma