

**CORNISH PLANNING BOARD**  
**MINUTES**  
**NOVEMBER 21, 2019**

The Cornish Planning Board met on Thursday, November 21, 2019, at 7pm in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Jon Glass, Mary Mancuso, and Gail McKenzie; Scott Baker, Selectman; Heidi Jaarsma, Secretary.

Also present were Wayne McCutcheon, Surveyor, Peter Burling, Ron Green, Susan Green, Jim Borchert, and Jim Liggett.

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

Approval of minutes: 10/17/19 and 11/7/19.

Gail McKenzie made a motion to approve the 10/17/19 meeting minutes with two minor corrections. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative.

Mary Mancuso made a motion to approve the 11/7/19 meeting minutes as submitted. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative.

Jean K. Burling Trust – Public Hearing re: Annexation, Thrasher Road.

*voting: Bill Lipfert, Chair, Scott Baker, Heidi Jaarsma, Mary Mancuso, and Gail McKenzie*

The Board reviewed conditions one through six to completeness made at the October 17, 2019, Completeness Review.

With regard to condition #1, Wayne McCutcheon submitted into the record a description of the right of way which will be included in the deed as part of the description of the property. Bill Lipfert had concerns about the description of the right or way on the plat as a line. Wayne McCutcheon asked if the description should include the word 'limit.' After discussion, the Board suggested that the description read, "Right of way extending from the town line to a parallel line 20 feet south of town line. Bounded to the west by the boundary line of Map 1, Lot 56, and bounded to the east by the boundary line of Parcel A."

The Board found that conditions two through six had been met.

Public Hearing was opened at 7:27 pm. There was no comment from the Board. There was no comment from abutters or members of the public. Heidi Jaarsma read a letter from the Town of Plainfield written in response to a letter from the Cornish Planning Board which, in accordance with RSA 674:53, inquired in writing to the Town of Plainfield as to the existence of facts or regulations which would preclude or affect the proposal. Steve Halleran, Plainfield Town Manager, responded that "The Town of Plainfield has no information to add or objection to the planned annexation from Burling to Green on Thrasher Road."

Gail McKenzie made a motion to approve the annexation subject to the inclusion of the description of the proposed right of way, above, on the plat. Mary Mancuso seconded the motion, and the vote of the Board was in the affirmative, 4-0.

Evelyn Kramer – Completeness Review re: Annexation, Town House Road.

*voting: Bill Lipfert, Chair, Scott Baker, Jon Glass, Heidi Jaarsma, Mary Mancuso, and Gail McKenzie*

Jim Borchert, agent for Ms. Kramer, presented the plan. Ms. Kramer proposes to annex 2.6 acres from Map 11, Lot 4, to Map 11, Lot 3, owned by James and Susan Borchert. Mr. Borchert requested a formal waiver of application requirement 3e, the entire boundary survey of both lots. The Board reviewed the application requirements. Heidi Jaarsma made a motion to waive application requirement 3e and to find the application complete. Jon Glass seconded the motion, and the vote of the Board was in the affirmative, 5-0.

A spelling error and an incorrect address for Jason and Skylar Tetu were noted on the plat.

James Liggett – Discussion re: Proposed Zoning Amendment.

Jim Liggett introduced himself and his business J.R. Liggett. They have been successful and have been growing. He had applied to the zoning board for a special exception. He was told that he would have to change the zoning ordinance. He would like to stay in town, but his business needs to grow. The zoning rules limit his business regarding square footage, number of employees, and number of parking spaces. He needs 14,000 square feet and 20 employees.

He discussed his proposal to modify the existing definition of expanded cottage industry by increasing the maximum square footage to 15,000, the maximum number of employees to 20, and parking spaces to 10. Mr. Liggett stated that he was not proposing to amend the ordinance for his situation only; he wanted to broaden the economic opportunity for other people in town.

Mr. Liggett asked for the Board's comment on the petition. Scott Baker asked if there was any intention of selling retail. Mr. Liggett stated that he had considered dedicating a small space to selling items. The Board noted that the limits on vehicular traffic under the provisions of expanded cottage industry would apply to any retail activity. Mary Mancuso asked about the possibility of a variance. Bill Lipfert discussed his concern over the potential environmental impact of industry. Bill Lipfert said that if the intent was to increase employees for shift work, a maximum number of on-site employees could be part of the proposal. Mr. Liggett is working with a consultant.

Any other business that may come before the Board.

Heidi Jaarsma informed the Board that she had requested and received approval of an increase in Planning Board fees from the Selectboard. The increase is due to higher publication fees for noticing applications in the Valley News and Eagle Times.

Respectfully submitted,  
Heidi M. Jaarsma