

**CORNISH PLANNING BOARD
MINUTES
APRIL 16, 2020**

The Cornish Planning Board met on Thursday, April 16, 2020, at 7pm. Members present in the Town Offices were Heidi Jaarsma, Secretary. Pursuant to RSA 91-A, the Chair waived the requirement that Board members be physically present at the meeting in light of the current Covid-19 situation. Attending via Zoom were Bill Lipfert, Chair, Jon Glass, Mary Mancuso, and Gail McKenzie.

Also present via Zoom were Bill Cable, Jim Schubert and Shideko Terai, applicants; Chris Rollins, Surveyor, and Curtis Quimby.

Bill Lipfert opened the meeting.

Mr. Lipfert, Planning Board Chair, read the following into the record:

As Chair of the Cornish Planning Board, due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

- a) *Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:*

*We are utilizing **Zoom** for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to communicate listen and, if necessary, participate in this meeting by the following means:*

***Phone (landline)** 1-646-558-8656 US (New York), meeting ID 633 873 751, and password, 436847;*

***One tap smart phone access** +16465588656,,633873751# US (New York); or*

***Website address** <https://us04web.zoom.us/j/633873751> **Meeting ID:** 633 873 751*

***Password:** 03745!*

The website link has also been posted on the Town of Cornish website (www.cornishnh.net).

- b) *Providing public notice of the necessary information for accessing the meeting:*

We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the Town of Cornish website at www.cornishnh.net.

- c) *Providing a mechanism for the public to alert the Planning Board during the meeting if there are problems with access:*

If anybody has a problem, please call (603) 675-5611 or email at cornishtreasurer@comcast.net.

- d) *Adjourning the meeting if the public is unable to access the meeting:*

In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

*Please note that **all votes** that are taken during this meeting shall be done by roll call vote.*

Mr. Lipfert proceeded to take attendance by roll call vote. Present were Bill Lipfert, Chair, Jon Glass, Mary Mancuso, Gail McKenzie.; and Heidi Jaarsma, Secretary.

Reorganization

Heidi Jaarsma nominated Bill Lipfert as Planning Board Chair. Gail McKenzie seconded the motion. Heidi Jaarsma nominated Gail McKenzie for Vice-Chair. Jon Glass seconded the motion. Gail McKenzie nominated Heidi Jaarsma as Secretary. Bill Lipfert seconded the motion. Bill Lipfert called for a vote on the following slate: Bill Lipfert, Chair; Gail McKenzie, Vice-Chair; Heidi Jaarsma, Secretary. Members voted by roll call vote. Voting in the affirmative were Jon Glass, Heidi Jaarsma, Mary Mancuso, and Gail McKenzie. There were no votes in the negative. The motion carried, 4-0.

Approval of Minutes

Gail McKenzie made a motion to approve the 2/20/2020 minutes with several edits. Jon Glass seconded the motion, and the vote of the Board was in the affirmative.

Bill Lipfert made a motion to approve the 3/19/2020 minutes as presented. Jon Glass seconded the motion, and the vote was by roll call vote. Voting in the affirmative were Jon Glass, Heidi Jaarsma, and Gail McKenzie. There were no votes in the negative. Mary Mancuso was not present at the meeting and did not vote. The motion carried, 3-0.

Mary Boyle, William Cable, Jim Schubert, Jo Anne Schubert – Continued Public Hearing re: Major Subdivision, Saint Gaudens Road.

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

Chris Rollins described the proposed subdivision of Map 8, Lot 15, into two lots of 31.0 acres each. The parcel is currently owned by four individuals and supports two residences. The properties are separated so that each lot will support one residence. Mr. Rollins described the terrain. He pointed out the utility easement and the wetlands on the plan. The pins are set and the lines are flagged.

Bill Lipfert asked if the proposed 4K septic system was shown on the Boyle Cable parcel. Mr. Rollins indicated the location of the 4K septic system. Mr. Lipfert noted that the plan did show an existing encroachment into the utility right of way. The shed is pre-existing to the plan.

Bill Cable stated that no changes were proposed to structures.

Curtis Quimby stated that his aunt, Lillian Quimby, abuts the property. He asked if the parcel containing the tree known as the 'virgin pine' was on the property. Bill Cable stated that the pine is on the Heath lot and not shown on the plan.

Jon Glass made a motion to approve the subdivision as presented. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative. Mary Mancuso, Jon Glass, Gail McKenzie, and Heidi Jaarsma voted in the affirmative. There were no votes in the negative, and the application was approved 4-0.

Heidi Jaarsma asked that a postage paid mailing tube be included with the mylar since the Registry of Deeds is closed to in-person transactions.

Shediko Terai and Jim Schubert thanked the Board. Curtis Quimby congratulated the two families on the successful completion of the project.

Colleen Salinger – Withdrawal and Resubmission of Application for Site Plan Review

Heidi Jaarsma stated that in the interest of public involvement, the applicant had withdrawn the application for Site Plan Review and subsequently resubmitted the application. The effect of this action was that abutters would be re-noticed with the new hearing dates. Pursuant to the Governor's Emergency Order #23, municipal governing bodies are relieved from complying with statutory deadlines for taking actions on applications. The Completeness Review is tentatively scheduled for June.

Curtis Quimby asked why he had received a notice. Heidi Jaarsma showed Mr. Quimby the tax map and indicated where the two properties abut across Saint Gaudens Road.

Mark Hooper – Preliminary Discussion re: Major Subdivision, Hildreth Lane

Chris Rollins presented a proposal to subdivide Map 1, Lot 21, 62.5+/- acres into three lots. Mr. Rollins stated that Mark Hooper had been thinking of subdividing for some time. The land has been in Mr. Hooper's (Hildreth) family for many years. He would like to sell proposed Lot A with the house. The property was recently logged by Erhardt Frost. Lot B would be subject to a state driveway permit. If the permit could not be acquired, Mr. Rollins stated that Lots C and B would become one lot. Mr. Rollins asked if an impact study would be required. Bill Lipfert said that the Board could go through the Major Subdivision requirements at this point or once Mr. Rollins knew that a state driveway permit could be had. If the plan were to subdivide one lot from the parent lot, the application would be for minor subdivision.

Bill Lipfert stated that he had looked at the proposed driveway access off Hildreth Lane as the Planning Board representative in the driveway approval process. He asked that the driveway permit number for said driveway be listed as opposed to the current language on the plan. He also stated that the jog in Lot C which gave road frontage on Hildreth Lane was not within the

spirit of Cornish Zoning Ordinance Article V.B: *Lot Shape and Boundaries*. Mr. Rollins stated that the home needed the protection of the land across the street and that the 75' of road frontage was adequate for the entryway. Mr. Rollins described the topography and stated that the best place to build on Lot C was West of the brook. Jon Glass asked if line could extend from the driveway to the back of Lot A. Bill Lipfert felt that if the road frontage were longer and the angle of the line changed the lot shape would be more regular. Bill Lipfert asked about septic test pits. Heidi Jaarsma asked if any of the property were in the 100-year flood plain and suggested Mr. Rollins look at the subdivision regulations regarding the floodplain. Heidi Jaarsma asked for a letter on file from Mr. Hooper giving Mr. Rollins the authority to speak for him at preliminary discussions. Mr. Lipfert suggested that Mr. Rollins investigate the access to Lot B at which point the Board could go through the application requirements for either a major or minor subdivision.

Other Business

Bill Lipfert described a driveway permit application on Parsonage Road. The permit was approved.

Bill Lipfert made a motion to cancel the first meeting in May. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

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

Respectfully submitted,
Heidi M. Jaarsma