

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

The Cornish Planning Board met on Thursday, July 16, 2020, at 7pm. Attendance was by roll call. Members present in the Town Offices were Bill Lipfert, Chair, Gail McKenzie, Everett Cass, Scott Baker, Selectman; and 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 Jonathan Glass and Kellie Patterson Parry. Remaining Board members attended in-person.

Also present in-person were Colleen Salinger, applicant, David Aguilar, Bill Wall, and Kathy Wall. Attending via Zoom were Barbara Cieslicki, Todd Currie, Lisa Geberth, Linda Leone, and William Tibbits.

Bill Lipfert called the meeting to order at 7:06 pm. Mr. Lipfert authorized the meeting to be held electronically. Social distancing and mask requirements were discussed.

Welcome new Board Members.

Bill Lipfert welcomed Everett Cass and Kellie Patterson Parry to the Planning Board. Linda Leone expressed interest in an alternate position.

Approval of Minutes.

Gail McKenzie made a motion to approve the 4/16/2020 minutes. Jonathan Glass seconded the motion, Bill Lipfert took a roll call vote. Voting in the affirmative were Gail McKenzie, Bill Lipfert, Jonathan Glass, and Heidi Jaarsma. With none voting in the negative, the motion carried.

Colleen Salinger – Completeness Review re: Site Plan Review of Langwood Farm, Land Road.
voting: Bill Lipfert, Chair, Scott Baker, Everett Cass, Jonathan Glass, Gail McKenzie, Kellie Parry, and Heidi Jaarsma

Mr. Lipfert opened the Completeness Review and reviewed the Site Plan Review process. Ms. Salinger, applicant, made a presentation of the Site Plan. Ms. Jaarsma stated that the applicant had submitted a certificate of zoning compliance previously granted by the Selectboard with the application. The focal area of the use is around the barn and onto the logging road that leads from the barn on the opposite side of Lang Road. Ms. Salinger stated that gatherings at the barn, trail hiking, and use of the fields are the main activities that happen at the barn area with parking across the road. Ms. Salinger shared a photograph of the barn in winter. She pointed out the location of the tent, when used. She also noted the parking areas across the street.

Bill Lipfert asked Ms. Salinger to describe the proposed use. Ms. Salinger stated that the proposed use involves weddings and other large gatherings using the barn with some gatherings also using a tent adjacent to the barn. She pointed out several locations near the barn where

wedding ceremonies have taken place. Other uses of the barn have included the annual Cornish/Plainfield Senior Luncheon. The NH Timberland Owners Association also have held their annual board meeting at the barn. Ms. Salinger pointed out an area of the property that has been used for sheep dog trials. Ms. Cieslicki asked Ms. Salinger what sheep dogs had to do with a tree farm. Heidi Jaarsma raised a point of order and requested that all comments be directed to the Chair. Ms. Salinger stated that the uses revolve around inviting people over to enjoy the land. Heidi Jaarsma asked how many events were held in 2019. Ms. Salinger stated that there had been three or four weddings and several smaller events. Ms. Jaarsma asked if eight to twelve events per year including weddings and smaller events would be a fair estimate. Ms. Salinger agreed. Bill Lipfert asked if there was a self-imposed limit on weddings. Ms. Salinger stated that she limits weddings to three to five per year. Heidi Jaarsma asked if the barn use is seasonal or year-round. Ms. Salinger replied that weddings and most other events take place during the warmer weather months, but that people do use the property for sledding in winter.

The Board reviewed the Site Plan Review application checklist:

A1. Location of site, names and addresses of owners of record and abutting land owners. The application showed the location of the site and the name and address of the owner. Names and addresses of abutting landowners were included in the application on separate pages.

A2. Preparation of map by a registered land surveyor, architect, landscape architect of registered professional engineer. The applicant requested a waiver of requirement A2. Heidi Jaarsma noted that this requirement has been waived for most site plans of local businesses.

A3. The boundary lines of the area included in the site, including angles or bearings of the lines, dimensions and the lot area. The applicant requested a waiver of application requirement A3. At the February 20, 2020, preliminary discussion, the Board had requested that the plan show the area of the property where the use occurs. Ms. Salinger showed the area of use on the larger property map and the detail map.

A4. The existing grades, drainage systems, structures and topographic contours at intervals not exceeding 2 feet with spot elevations where grade is less than 5 percent, otherwise not exceeding 5-foot contour intervals. The applicant requested a waiver of requirement A4.

A5. The shape, size height, and location of existing structures located on the site and within 200 feet of the site. Ms. Salinger pointed out the barn dimensions shown on the plan.

A6. Natural features. Ms. Salinger made note of the trail map included in the application which showed the location of the nearest wetlands.

A7 Approximate location of structures located on abutting properties. The applicant requested a waiver of the requirement that the approximate location of abutting properties be shown. Ms. Salinger added that structures on abutting properties are far from the area of use.

A8. Size and location of all existing public and private utilities and all existing landscaping. Ms. Salinger noted where the existing poles are shown on the site plan. The existing garden is shown on the plan.

A9. Vicinity sketch. The applicant requested a waiver of the application requirement A9. The Board had requested at the February 20, 2020, preliminary discussion that the zoning district be shown on the plan. Ms. Salinger noted that the omission of the zoning district had been an error and she will add the district to the plan for final review.

B1. The proposed grades, drainage systems, structures and topographic contours at intervals not exceeding 2 feet with spot elevations where grade is less than 5 percent, otherwise not exceeding a 5-foot contour interval. Ms. Salinger stated that no proposed grading or drainage work is planned. The Board had found at the February 20, 2020, preliminary discussion that application requirement B1 did not apply.

B2. Proposed structures. The Board had asked the applicant at the February 20, 2020 preliminary discussion to show the proposed outhouse on the plan. The outhouse has since been built and is included under existing structures.

B3. Proposed roads, driveways, parking spaces, etc. At the February 20, 2020 preliminary discussion, the Board had asked the applicant to show parking for events and for delivery vehicles related to events on the plan. Ms. Salinger showed the parking area on the north Lang Road. She noted that all parking is off road. Mr. Lipfert asked if the sixty parking spots shown encompassed the areas shown on both sides of the logging road. Ms. Salinger replied that it did. The Board asked Ms. Salinger to show parking for delivery vehicles as would be typical for large events at the barn on the plan.

B4. Size and location of all proposed public and private utilities. A proposed electrical outlet across the road was shown on the plan. Mr. Lipfert asked if the electric service would support a new building. Ms. Salinger stated that it could support lighting or a fountain in the garden but would not support a new building. Ms. Salinger stated that there are no plans for new poles or any other new utilities.

B5. Exterior lighting plan and proposed signs to be located on the site. Ms. Salinger pointed out to the Board the photograph attached to the plan which showed the existing lighting on the barn. Seasonally, there are snowflake lights on the back of the barn. There are no exterior flood or spot lights on the barn or within the site, present or proposed.

B6. Storm drainage plan. The applicant requested a waiver of application requirement B6, storm drainage plan. Bill Lipfert stated that there were no wetlands issues on the site as shown.

B7. Circulation plan of the interior and adequacy established by approval in writing from the Town Fire and Police Departments. Heidi Jaarsma asked that the plan show the pedestrian

crossing from the parking area to Lang Road. Adequacy established by approval in writing from the Town Fire and Police Departments had been submitted with the application.

B8. Construction drawing including but not limited to pavements, walks, steps, curbing and drainage structures. No such construction is planned. The Board found at the February 20, 2020, preliminary discussion that application requirement B8 did not apply.

B9. Landscaping plan. No new landscaping is planned. The applicant requested that the plan be required to show only the existing garden. Heidi Jaarsma made note of several site plans, including the recent cell tower application and a utility structure on Town House Road where existing, natural vegetation sufficed for a landscaping plan.

B10. Estimated timetable for construction. Ms. Salinger stated that the only addition to the site could be a statement stone marked with the name of the farm at the entrance to the logging road. The Board asked that the proposed location of the possible statement stone be shown to fulfill application requirement B5.

B11. Copy of Special Exception or Variance. No Special Exception or Variance is required. Ms. Salinger has included a copy of the Certificate of Zoning Compliance issued by the Board of Selectmen.

C. Additional Information. No additional information had been requested at the February 20, 2020, preliminary discussion.

Kellie Parry informed the Chair that the power had flickered several minutes prior, and that it seemed as if some Zoom attendees were no longer on the meeting. Heidi Jaarsma took a roll call vote of attendees. Barbara Cieslicki and Todd Currie were no longer in attendance. Attempts were made, unsuccessfully, to contact both Ms. Cieslicki and Mr. Currie by phone. Since both parties no longer on the Zoom meeting were neighbors, the Board surmised that there might have been a power outage on Lang Road. Heidi Jaarsma stated that pursuant to the Governor's Emergency Order #12, the meeting must be adjourned if the public is unable to access the meeting.

Bill Wall stated that he had comments that he wanted to make. Bill Lipfert asked him to wait until the continued Completeness Review was opened. Mr. Wall stated that he had attended the meeting and that he had a right to speak and to have comments put into the record. Mr. Lipfert reiterated that the Governor's order was very clear regarding mandatory adjournment in the case that the public is unable to access the meeting. Mr. Lipfert added that Mr. Wall would have an opportunity to speak when the Completeness Review was re-opened or could submit his comments in writing for inclusion in the record.

Bill Lipfert asked for a motion to continue the Completeness Review to August 20, 2020, and, should the application be found complete, to open the Public Hearing immediately thereafter.

Gail McKenzie made said motion, and Everett Cass seconded. Mr. Lipfert asked for a roll call vote. Voting in favor of the motion were Scott Baker, Everett Cass, Jonathan Glass, Gail McKenzie, Kellie Parry, and Heidi Jaarsma. With none voting against, the motion carried.

Scott Baker made a motion to adjourn the meeting. Gail McKenzie seconded the motion. Bill Lipfert asked for a roll call vote. Voting in favor of the motion were Scott Baker, Everett Cass, Jonathan Glass, Gail McKenzie, Kellie Parry, and Heidi Jaarsma. With none voting against, the motion carried. The meeting was adjourned at 8:30 pm.

Respectfully submitted,
Heidi M. Jaarsma