

**CORNISH PLANNING BOARD**  
**MINUTES**  
**OCTOBER 15, 2020**

The Cornish Planning Board met on Thursday, October 15, 2020, at 7:00 PM. Attendance was by roll call. Members present in the Town Offices were Bill Lipfert, Chair; Everett Cass, and Kellie Patterson Parry; Linda Leone, Alternate; Heidi Jaarsma, Secretary; and Scott Baker, Selectman. Attending via Zoom was Jonathan Glass. In accordance with Governor Sununu's Executive Order 2020-04, the Chair waived the requirement that Board members be physically present at the meeting in light of the current Covid-19 situation.

Also attending via Zoom was Chris Rollins, surveyor representing Mr. Hooper.

Bill Lipfert called the meeting to order at 7:02 p.m. Mr. Lipfert authorized the meeting to be held electronically. Social distancing and mask requirements were discussed.

Approval of Minutes.

Scott Baker made a motion to approve the 9/17/2020 minutes as presented. Everett Cass seconded the motion. Bill Lipfert called for a roll call vote. Voting in the affirmative were Scott Baker, Everett Cass, Jonathan Glass, and Heidi Jaarsma. With none voting in the negative, the motion carried.

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

The Board reviewed the April 16, 2020, preliminary discussion regarding the subdivision of Map 1, Lot 21, 61+/- acres. Mr. Rollins represented Mr. Hooper and presented a revised preliminary plan. He noted that the boundary between Lots A and C had been simplified. A Cornish driveway permit for Lots A and C had been received. A NH DOT driveway permit had been received for Lot B. Mr. Rollins informed the Board that Mr. Hooper had purchased an abutting lot. He noted that the blue line on the plan showed the location of an existing water line which historically had served a number of homes. The water line is no longer in use. Bill Lipfert asked if there were an existing easement for the line. Mr. Rollins stated that he had not found an existing easement. Mr. Lipfert asked if the properties on the west side of NH Route 12A had rights to the water line. Mr. Rollins said that he assumed they did, but that there was no water in the line. Mr. Lipfert said that the Board would want a representation of any easements of record regarding the water line and any associated provisions on the plan. Linda Leone asked Mr. Rollins to describe the water line, its constructions, and its current function. Mr. Rollins stated that the function is currently nil. Mr. Lipfert stated that he understood water rights to be perpetual unless the rights were extinguished in a reverse easement. He added that any references to the width of the right of way should be included on the plan. Mr. Rollins said that he would research and make reference to any deeded water rights on the plan. Mr. Rollins noted that although Lot A would be accessed solely from NH Route 12A, the lot had frontage on the Class V portion of Hildreth Lane. Mr. Rollins illustrated on the plan that Lot C had 80' of frontage on the Class V portion of Hildreth Lane. Mr. Rollins noted that there were wetlands along Blow Me Down Brook.

Heidi Jaarsma pointed out that if any portion of Lot C was in the Regulatory Flood Plain, base floodplain elevation data would be required on the plan. Mr. Rollins said that he was quite sure there would be flood hazard areas associated with Blow Me Down Brook and that he would show the required data.

Everett Cass asked if more than one house was be planned for each lot. Mr. Rollins stated that no more than one structure was proposed for each lot and noted that the State driveway permit was for one house. Mr. Cass stated that Hildreth Lane was essentially a cow path and would require significant upgrades were it to serve more than two houses. The Board discussed the possibility of an in-law apartment creating additional traffic.

Mr. Rollins requested the following preliminary waivers and modifications to the Major Subdivision application requirements:

*1.(a) **Final Plat.** The final plat shall be furnished as a 105 millimeter Micro-Master negative with five (5) prints, 24" x 36" at a scale of not more than one hundred (100) feet per inch.*

Mr. Rollins stated that the plan as presented was at 150-scale. He requested that the Board accept a plan at a scale of not more than 150 feet per inch in the case that the information could not be shown at 100 feet per inch.

*3. **Subdivision Grading and Drainage Plan.** This plan shall be submitted on a separate sheet or sheets and shall provide the following information for the entire area of the proposed subdivision, unless there is a determination by the Board that a lesser area is sufficient.*

Mr. Rollins requested a waiver of the subdivision grading plan with the exception of subsection (c), the location of all surface water on and within (200) feet of the subdivision.

*4. **Subdivision Road and Utility Plan.** This plan shall be submitted on a separate sheet or sheets and provide the following information.*

Mr. Rollins requested a waiver of the Subdivision Road and Utility Plan. The Board asked that the plan show any utility easement if such easement proved to be necessary so that power could reach Lot C.

*5. **Subdivision As-Built Plans.***

Mr. Rollins requested a waiver of the Subdivision As-Built Plans.

*6. **Impact Assessment.** Applicants of all major subdivisions shall submit a written impact assessment of their proposed subdivision. The study will assess the availability and impact upon.*

Mr. Rollin requested a waiver of the Impact Assessment.

Scott Baker asked how long the State driveway permit would be valid. Mr. Rollins stated that the permit was valid for one year. Scott Baker stated that it would be good to know the actual width of Hildreth Lane. Mr. Rollins said that he had not found a layout yet and added that there

were no stone walls. Bill Lipfert requested that a profile of the driveway to Lot B be shown as an inset. Everett Cass expressed concern that the condition of the access could not support further subdivision of proposed Lot C.

Heidi Jaarsma made a motion to grant the waivers to the Hooper Major Subdivision application requirements as requested, above, on a preliminary, non-binding basis. Scott Baker seconded the motion. Bill Lipfert asked for a roll call vote. Voting in the affirmative were Scott Baker, Everett Cass, Jonathan Glass, Heidi Jaarsma, and Kellie Patterson Parry. With none voting in the negative, the motion carried. Bill Lipfert noted that any right of way to the land purchased by Mr. Hooper over Lot B should be dealt with during application process.

Other Business

The Board reviewed the Site Plan for the Cornish Post Office with regard to the approved lighting plan.

Jonathan Glass made a motion to adjourn. Heidi Jaarsma seconded the motion, and Mr. Lipfert called for a roll call vote. Voting in the affirmative were Scott Baker, Everett Cass, Jonathan Glass, Heidi Jaarsma, and Kellie Patterson Parry. With none voting in the negative, the motion carried. The meeting was adjourned at 8:00 PM.

Respectfully submitted,  
Heidi M. Jaarsma