

**CORNISH PLANNING BOARD  
MINUTES  
FEBRUARY 18, 2021**

The Cornish Planning Board met on Thursday, February 18, 2021, at 7:00 PM. Attendance was by roll call. Members present in the Town Offices were Bill Lipfert, Chair; Everett Cass; 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.

Attending in-person were Jennifer Beliveau, Jeremy Beliveau, and Loran Beliveau. Attending via Zoom was Dale Lawrence.

Bill Lipfert called the meeting to order at 7:00 PM. Mr. Lipfert authorized the meeting to be held electronically and read the e-meeting checklist, attached, into the record. Social distancing and mask requirements were discussed.

Approval of 10/15/2020 Minutes.

Scott Baker made a motion to approve the October 15, 2020, minutes. Jonathan Glass seconded the motion, and Bill Lipfert asked for a roll call vote. Voting in the affirmative were Scott Baker, Everett Cass, Heidi Jaarsma, and Linda Leone. With none voting in the negative, the motion carried.

Jennifer Beliveau – Preliminary Discussion re: Major Subdivision, Leavitt Hill Road.

Jennifer Beliveau presented a preliminary plan to subdivide a 14.5-acre lot from Map 16, Lot 38, 35.98 +/- acres before subdivision. The new lot would share the existing driveway. Ms. Beliveau pointed out a potential home site on the preliminary plan. She noted that there were some steep areas, but she pointed out a level area for a home site on the plan. The new lot would contain the existing driveway. Scott Baker said that the Selectboard had made a site visit and that the driveway was in good condition.

Heidi Jaarsma asked regarding the right of way described in the deed. Its location on the plan was unclear. Bill Lipfert stated that the right of way could affect the number of residences utilizing the driveway. Everett Cass mentioned that a site visit would be useful. Jonathan Glass asked what the highest grade would be. Mr. Cass stated that the highest grade would be on the existing driveway. Bill Lipfert concurred that the entrance of the existing driveway was steep.

The Board requested that the following information be included on the plan: the driveway turn around; the location of all easements; the location of the proposed well, septic, and leach field; the metes and bounds of the proposed driveway; and, a vertical profile of the shared section of the driveway. The information requested was on a preliminary basis and was not intended to preclude or replace the Major Subdivision application requirements. It was suggested that the applicants and/or their surveyor schedule another preliminary discussion with the Board to review the application requirements. Scott Baker noted that Selectman John Hammond must be

present for the septic test pit dig. Bill Lipfert suggested that physical features often serve well as natural lot lines and recommended that the new line follow the existing stone wall. Jonathan Glass noted that several labels on the preliminary plan needed to be changed.

Anthony and Valerie Newton – Preliminary Discussion re: Annexation, School Street.

The agent of the applicant did not attend the preliminary discussion. Scott Baker stated that the amount to be annexed to the Town was the minimum amount of property needed for the septic and well. Mr. Baker added that the test pit had been witnessed.

Other Business

Bill Lipfert informed the Board that an application for a special exception had been approved for an automotive garage on Town House Road. Per the application, the existing trailer on the property cannot be rented as a residence without further zoning approval. Bill Lipfert noted that a building permit application should trigger site plan review.

Jonathan Glass made a motion to adjourn. Heidi Jaarsma seconded the motion, and the vote of the Board, by roll call, was unanimously in the affirmative. The meeting was adjourned at 7:53 PM.

Respectfully submitted,  
Heidi M. Jaarsma

**E-MEETING CHECKLIST**  
**Town of Cornish, New Hampshire, Planning Board**  
**February 18, 2021**

Temporary Modification of Public Access to Meetings under RSA 91-A  
Governor's Emergency Order #12

As Chair of the Cornish Planning Board, I find that 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 Board members and members of the public may choose to attend this meeting in-person or electronically. Cloth face coverings and social distancing will be required for those attending the meeting in-person. 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:

Zoom Link: available on the Town of Cornish website, [www.cornishnh.net](http://www.cornishnh.net)

Meeting ID: 859 2756 8084

Passcode: 686109

To connect by phone, dial (929) 205-6099 and enter meeting ID and passcode.

- 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](http://www.cornishnh.net).

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

If anybody has a problem with access, please call (603) 675-5611 or email at [cornishtreasurer@comcast.net](mailto: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.

Let's start the meeting by taking Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.