

**CORNISH PLANNING BOARD**  
**MINUTES**  
**JUNE 17, 2021**

The Cornish Planning Board met on Thursday, June 17, 2021, at 7:00 PM. Members present were Bill Lipfert, Chair, Everett Cass, Jonathan Glass, Gail McKenzie, and Kellie Patterson Parry; Linda Leone, Alternate; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Bill Lipfert called the meeting to order at 7:05 PM.

Reorganization

Gail McKenzie made a motion to nominate the current slate of officers: Bill Lipfert, Chair; Gail McKenzie, Vice-Chair; and Heidi Jaarsma, Secretary. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative.

Approval of 4/15/2021 Minutes.

Kellie Patterson Parry corrected the spelling of Kathryn. Gail McKenzie made a motion to accept the minutes as presented with the spelling correction noted. Everett Cass seconded the motion, and the vote of the Board was in the affirmative.

Travis Wright – Preliminary Discussion re: Site Plan Review, Straightaway Auto, NH Route 120

Mr. Wright informed the Board that he is in contract to purchase Straightaway Auto, which is located on one of two contiguous lots included in the sale. The existing garage and residence are located on one lot. The second lot is land only. Mr. Wright proposes to rent the auto repair business and the residence, and the current owner has received a special exception for a multiuse conversion of the property.

Mr. Wright requested a waiver of the requirement for site plan review. The Board reviewed the waiver criteria. The June 7, 2021, special exception approval for a multiuse conversion included the rental of the existing single-family residence and the addition of a portable toilet to the approved 2009 Straightaway Auto site plan. Ms. Jaarsma noted that per Article I.C.3 of the Site Plan Review Regulations: “No site plan approval shall be required for ...one-family or owner-occupied two-family dwelling units or associated accessory uses.” Additionally, Article I.C.2.c allows the Planning Board to waive site plan review if the expansion or change of use is less than 1,000 square feet. Mr. Wright stated that the addition of the portable toilet would affect sixteen square feet. The Board asked Mr. Wright to review State and local requirements regarding portable toilets. Mr. Wright stated that the proposed portable toilet was located 38’ from existing surface water, greater than the 33’ State requirement. . Mr. Wright indicated the proposed location of the portable toilet on the approved 2009 Straightaway Auto site plan. The portable toilet will be padlocked and for employees only. Mr. Wright is in discussions with Upper Valley Portables to provide and maintain the portable toilet. Heidi Jaarsma asked if there were any other changes to the approved site plan. Mr. Wright stated that

the sign pole as shown on the approved 2009 site plan will be re-installed. Mr. Demers, the current operator, will continue to run the garage.

Everett Cass asked regarding the maximum number of unregistered vehicles on the property. Mr. Lipfert stated that twenty-car overflow limit in the special exception approval did not specify whether unregistered or registered. Mr. Cass responded that he would hate to see fifteen junk cars on the site. Mr. Wright explained that overflow meant cars waiting to be repaired. Mr. Lipfert asked how many cars would be parked on the lot and what the breakdown would be between customer cars and parts cars. Linda Leone also expressed concern about possible interpretations of the twenty-car limit. Heidi Jaarsma suggested that with regard to the twenty cars allowed for overflow, the business operator must comply with the existing Cornish regulations limiting the number of unregistered cars on a property to two, not to include the two cars allowed for sale. In effect, the total number of cars parked outside the building, with the exception of employee vehicles, would be twenty. Heidi Jaarsma made a motion to waive the requirement for site plan review of the multiuse conversion based on the finding that the sixteen square foot change of use will have minimal impact on the site and that the single-family residence does not require site plan review. The waiver is conditional upon the following interpretation of Condition #14 of the Special Exception granted to Jeffrey Lamoureux on June 7, 2021:

*Condition #14, Maximum number of cars permitted on lot for overflow is twenty (20) at any time, is understood to allow the business owner to park up to a total of twenty (20) cars for overflow outside the building. Of the twenty (20) cars allowed for overflow, the business operator must comply with existing Town of Cornish regulations limiting the number of unregistered cars on the property to two (2). Unregistered vehicles shall be included in the count of up to twenty (20) overflow cars. The two (2) cars allowed for sale shall be included in the count of up to twenty (20) overflow cars, but are not to be included in the count of unregistered cars. Employee vehicles are not to be included in the count of twenty (20) overflow cars.*

Gail McKenzie seconded the motion. With Scott Baker, Jonathan Glass, Heidi Jaarsma, Gail McKenzie, and Kellie Patterson Parry in favor, the vote was in the affirmative, 5-0.

#### Other Business

Scott Baker discussed the definition of agriculture in Article II of the Zoning Ordinance with the Board.

Bill Lipfert noted that the Cornish tax maps available online through third party websites are fraught with errors. The Town of Cornish has not provided tax map data to any websites. Mr. Lipfert stated the data source was likely the UNH GIS Clearinghouse. A correct GIS dataset that would be ideal but expensive. It was suggested that the official town website include the information that official tax maps are available in the Town Offices only and are for assessing purposes only.

Heidi Jaarsma made motion to adjourn. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative. The meeting was adjourned at 8:11 PM.

Respectfully submitted,  
Heidi M. Jaarsma