

CORNISH PLANNING BOARD
MINUTES
SEPTEMBER 16, 2021

The Cornish Planning Board met on Thursday, September 16, 2021, at 7:00 PM. Members present were Bill Lipfert, Chair, Everett Cass, Jonathan Glass, Gail McKenzie, and Kellie Patterson Parry; Linda Leone, Alternate; and Dillon Gallagher, Selectman.

Bill Lipfert called the meeting to order at 7:02 PM.

Approval of 8/5/21 Minutes.

Everett Cass made a motion to accept the 8/5/21 minutes with one correction. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative.

Mark Tyrrell Hooper – Completeness Review re: Major Subdivision, NH Route 12A & Hildreth Lane.

voting: Bill Lipfert, Chair, Everett Cass, Dillon Gallagher, Jonathan Glass, Heidi Jaarsma, Gail McKenzie, and Kellie Patterson Parry.

According to previous arrangement, Chris Rollins, surveyor, attended via speakerphone. Mr. Rollins stated that Mr. Hooper was in town and planned to attend the hearing. At 7:15 PM, Mr. Hooper had not arrived, so the Board commenced the completeness review of the proposal to subdivide Tax Map 1, Lot 21, 60.85+/- acres before subdivision, into three lots of 12.02+/-, 28.01 +/-, and 20.82 +/- acres

Mr. Rollins informed the Board that Mr. Hooper is in discussion with a land trust about putting a portion of the property under conservation easement. Since the land trust has indicated that ideally, all of the brook system would be included in the conservation area, the configuration and acreages of the lots may change. Heidi Jaarsma asked Mr. Rollins if the revised plans would be ready by the October 21 hearing date. Mr. Rollins hoped that he could have revised plans ready. Mr. Lipfert informed Mr. Rollins that if the plans were not ready by October or if the changes to the plan were significant, a new application would have to be submitted.

Everett Cass expressed concern about the ability of Hildreth Lane to support traffic from two residences. The Board will contact the NH Municipal Association regarding the obligation, if any, of the town or applicant to upgrade the Class V road.

The Board discussed with Mr. Rollins the concerns expressed by Charles Shurcliff about water rights and the spring servicing his property. Mr. Rollins will research and include any water rights, sources, or active wells on the plan. Bill Lipfert also added that it would make sense to have a notation “See note 4” next to the dashed blue line shown on the plan.

Heidi Jaarsma made a motion to continue the completeness review to October 21, 2021. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Mark Hooper arrived, and the Board informed him that the completeness review had been continued. Mr. Hooper discussed the possible conservation of the riparian habitat. Mr. Lipfert

informed Mr. Hooper that a letter had been submitted by an abutter concerned about his water source.

Other Business

Dillon Gallagher informed the Board that a building permit inquiry had been made regarding land fronting the Class VI portion of South Deming Road.

Heidi Jaarsma circulated proposed changes to the Rules of Procedure to be reviewed at the next work meeting.

Adjournment

Gail McKenzie made a motion to adjourn. Jonathan Glass seconded the motion, and the vote of the Board was in the affirmative, 7-0.

Respectfully submitted,
Heidi M. Jaarsma