

MINUTES
CORNISH PLANNING BOARD
JANUARY 20, 2022

The Cornish Planning Board met on Thursday, January 20, 2022, at 7:00 PM in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, Jonathan Glass (via zoom), Gail McKenzie, and Kellie Patterson Parry; Linda Leone, Alternate; Dillon Gallagher, Selectboard Representative; and Heidi Jaarsma, Secretary.

Also in attendance were Jenifer Beliveau (via zoom), Tom Dombroski, Surveyor, Greg Cunningham, Larry Dinglee, Travers Findley, Loren McEwen, and Chris Rollins (via zoom).

Bill Lipfert called the hearing to order at 7:00 PM.

Approval of 12/2/2021 Minutes

Linda Leone asked that the Board's discussion of an educational component to the broadband survey be added to the minutes. Kellie Patterson Parry made a motion to approve the 12/2/2021 minutes as amended. Everett Cass seconded the motion, and the vote of the Board, by roll call, was unanimously in the affirmative.

Jennifer Beliveau – Completeness Review re: Major Subdivision, Leavitt Hill Road

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

Gail McKenzie recused herself from the proceedings as an abutter to the property.

Tom Dombroski, surveyor, presented the plan subdivide Map 16, Lot 38, into two lots of 20.62+/- and 15.37+/- acres. Heidi Jaarsma asked Mr. Dombroski to review the corrective deed submitted with the application. Mr. Dombroski said that the rights of way were incorrectly shown on the 2008 subdivision which created Map 16, Lot 38. Larry Dinglee confirmed that any right of way that involved Gary LeClair would have been on his property to the south.

Heidi Jaarsma asked about a discrepancy in the acreages. Tom Dombroski said that the difference in the hundredths place was likely due to rounding. He may add another decimal point. Ms. Jaarsma noted an incorrect zip code for an abutter.

Bill Lipfert asked Mr. Dombroski to clarify some of the data on the map. He also discussed the boundary line that is defined as the center of the brook. Mr. Dombroski answered both questions to Mr. Lipfert's satisfaction.

Mr. Dombroski requested a waiver of the application requirement 2.b and 2.c regarding Selectboard witness of septic digs since the Selectboard is no longer witnessing test pits. Dillon Gallagher confirmed Mr. Dombroski's statement

Bill Lipfert observed that Note 6 on the plan described a shared driveway. He pointed out the existing house will have a right of way over lot 38C. Mr. Lipfert felt that in order prevent any future disputes over the driveway, there should be a 50-foot right of way with metes and bounds so that the owner of the house knows what they can do with ditching and culverts. Mr. Lipfert

added that all three utilities do not want to maintain lines through the woods and that utilities will rebuild lines along the road, not across country. Mr. Dombroski agreed and said that each house will have a right of way over one piece or the other. Bill Lipfert asked that each right of way be defined.

Bill Lipfert asked if the 4K septic area would be added. Heidi Jaarsma asked what water bodies were on the property. Mr. Dombroski said that the only stream was the boundary brook.

Mr. Dombroski asked for a waiver of application requirement 3. *Subdivision Grading and Drainage Plan*. Heidi Jaarsma asked Mr. Dombroski if there were any features unique to the property that prompted the waiver request. Mr. Dombroski stated that the subdivision would have no impact on the existing road. There would be no cutting or filling of the driveway. He added that the potential construction for a one lot subdivision did not merit the need for a grading and drainage plan. No road surfaces were being created that did not exist prior. Heidi Jaarsma asked if there was any existing problems with drainage on the property. Mr. Dombroski replied that the driveway had been well designed and had enough culverts.

Bill Lipfert asked about the utility plan for the existing driveway. Tom Dombroski said that no discussion with electric company had taken place yet, but he believed that utilities would go from the bottom of the driveway. Mr. Lipfert said that it was possible that the electric company would want to set a pole on lot 38. Tom Dombroski said that the right of way would include utilities.

Bill Lipfert said that for the purposes of the completeness review the Board had the driveway profile information needed, but the Board has consistently required that new driveways comply with the State recommended 15% maximum grade. Mr. Lipfert noted that this was an issue for the rest of the Board to decide at the public hearing and that the merits of the application was not the subject of a completeness review.

Heidi Jaarsma made a motion to waive application requirements 2.b and 2.c, regarding Selectboard witness of test pits, and 3. *Subdivision Grading and Drainage Plan*. Ms. Jaarsma said that given character of land and the testimony from Mr. Dombroski about the construction of the driveway, a waiver was merited. She added that the new Selectboard policy on test pits made the requirement in the subdivision application moot. Everett Cass seconded the motion, and the vote of the Board, by roll call, was in the affirmative, 5-0.

Everett Cass addressed the issue of the driveway grade. He stated that the current driveway is accepted and approved and added that some town roads have grades of over 15%. Mr. Cass said that the driveway is working as built and that changing the grade would be a fair expense. Mr. Cass added that if three or four houses going up in there, it probably should change. Moreover, Mr. Cass continued, the proposed change to the existing driveway is above the steep section. Tom Dombroski asked if Board members have been up that driveway.

Everett Cass made a motion to accept the application as complete subject to the following five conditions:

1. Correction of zip code as noted in minutes.
2. The utility easement line described in note 2;
3. The metes and bounds of rights of way over lots 38 and 38C.
4. The delineation of the brook continuing 200 feet off Beliveau property.
5. The proposed septic system and well.

Kellie Patterson Parry seconded the motion, and the vote of the Board, by roll call, was in the affirmative, 5-0.

The Board scheduled a site visit for Saturday, February 12, 2022, at 10:00 AM,

Larry Dingee said that in case he could not attend next month, he wanted to let the Board know that he felt that the plan looked straightforward. He added that, in his opinion, it will be obvious that the driveway will work when the Board sees it. Mr. Dingee recommended approval of the subdivision.

Mark Humpal & Briane Pinkson – Preliminary Discussion re: Annexation map scale, Nelson Road

Mr. Rollins asked whether the Board would consider a waiver of the 100-scale requirement for the annexation plan for Mark Humpal and Brianne Pinkson. He stated that at 100-scale, the 160-acre property would need to be shown on four full size sheets and that using 200-scale would allow the plan to be shown on one 22x34 sheet. Heidi Jaarsma suggested including an inset of the area around the garden and outbuildings so that Board could be assured that the boundary lines would comply with setback requirements from existing structures. The sense of the Board was that a 200-scale plan with an inset as described would be acceptable.

2022 Town Report

Dillon Gallagher made a motion to accept the 2022 Town Report as presented. Gail McKenzie seconded the motion. Everett Cass discussed the foibles of zoom meetings over poor internet connections. The sense of the Board was to continue to offer zoom links to individuals who are not comfortable attending in person. Heidi Jaarsma will add a note to the zoom link asking attendees to connect by phone if their internet connection is not stable. Bill Lipfert asked for a vote on the motion to accept the 2022 Town report, and the vote of the Board, by roll call, was 6-0 in the affirmative.

Broadband Survey

Bill Lipfert noted that many towns are conducting broadband studies with an appointed broadband committee. He suggested recommending that Mr. Gallagher ask the Selectboard to form a broadband committee. Heidi Jaarsma made a motion to recommend that the Selectboard create a broadband committee. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative, 5-0, with Dillon Gallagher abstaining.

Bill Lipfert informed the Board that the Saint Gaudens National Historic Park had reached a deal with Consolidated Communications to run fiber from Blow Me Down Mill to the Visitor's Center at a cost of \$50,000 for approximately one mile of cable. Senator Jean Shaheen's office was involved in getting Consolidated to agree to the deal. Bill Lipfert said that the cost was not

out of the ordinary. The Board discussed other developments in broadband including non-cable options and the recent move of electric utilities to provide broadband service. Jonathan Glass pointed out that during the pandemic, internet access has become vital for educational and healthcare purposes.

Gail McKenzie made a motion to adjourn. Heidi Jaarsma seconded the motion, and the vote of the Board was in the affirmative and the meeting was adjourned at 8:59 PM.

Respectfully submitted,
Heidi M. Jaarsma