

**CORNISH PLANNING BOARD
SITE VISIT MINUTES
FEBRUARY 12, 2022**

The Cornish Planning Board met on Saturday, February 12, 2022, at 10:00 AM for a public site visit at 94 Leavitt Hill Road, property of Jennifer Beliveau, who was not present. Members present were Bill Lipfert, Chair, Everett Cass, Jonathan Glass, Kellie Patterson Parry, Gail McKenzie, Linda Leone, and Dillon Gallagher, Selectman. Also present were Loran Beliveau and Travers Findley.

Review of Existing Driveway Entrance to Leavitt Hill Road

The existing driveway, proposed for expanded use to serve two residences, was reviewed in terms of its entrance to the Town road. The entrance is appropriately flared at the bottom and has sufficient sight lines to the north/east (300+ feet). Sight lines to the south/west are more limited though high snow banks made it difficult to determine exact sight lines that would be present during non-winter months.

Review of Existing Driveway Grade

The existing driveway, proposed for expanded use to serve two residences, was reviewed in terms of vertical profile. The driveway is steep in places, consistent with the profile provided by the applicant's surveyor. The driveway is well maintained with appropriate crowning and no evidence of washouts or erosion. Culverts shown on the plan as crossing the driveway could not be verified due to snow accumulation.

Review of Proposed Driveway Intersection

The location of the proposed driveway intersection, where a new driveway will diverge from the existing driveway at an approximately 90-degree angle, was reviewed. The intersection is located on a significant grade but not at the steepest segment of the driveway. A double length culvert of approximately 40 feet will be needed to direct the existing shoulder run-off below the new driveway, close to the existing driveway. The intersection must be sufficiently flared to allow Cornish Fire Department trucks to make the turn. Ms. Beliveau stated that the plan is being revised so that the entirety of the traveled way (including ditching) as well as supporting utilities (poles and guy wires) to the new house site will be located on the new lot.

Review of Proposed Driveway Grade

The proposed driveway grade is challenged by a small depression just beyond the intersection with the existing driveway. This will need to be filled to avoid a humped profile that would be problematic for large vehicles such as fire trucks. The proposed driveway grade shown on the preliminary plan is steep. Ms. Beliveau stated that the plan will be revised to show an alternative driveway alignment that utilizes the side slope of the ridge to provide for a more moderate grade. This will be similar to the side slope construction of the existing driveway, providing a longer access distance to the proposed house but at more moderate grade. It was emphasized that the Planning Board does not have any authority over the final design and construction of any features, only that it must verify the viability of any proposed house site in terms of access and other public safety issues. The Select Board reviews and approves any applications for building permits based on the designs provided with the application.

Review of Proposed House Site

The proposed house site is largely level at the top of a large knoll. The septic test pit dig has been conducted. The driveway end at the house must support the ability of Cornish Fire Department trucks to make a three-point turn.

The site visit ended at 10:50 AM.

Respectfully submitted,
Bill Lipfert