

MINUTES
CORNISH PLANNING BOARD
JUNE 16, 2022

The Cornish Planning Board met on Thursday, June 16, 2022, at 7:00 PM in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, Gail McKenzie, and Kellie Patterson Parry; Linda Leone, Alternate; Dillon Gallagher, Selectboard Representative; and Heidi Jaarsma, Secretary.

Chris Rollins, Surveyor, and Corey Fitch attended the meeting.

Bill Lipfert called the meeting to order at 7:04 PM.

Approval of Minutes

Gail McKenzie made a motion to approve the May 19, 2022, minutes. Everett Cass seconded the motion, and the vote of the Board, by roll call, was in the affirmative. Kellie Patterson Parry made a motion to approve the June 2, 2022, minutes. Dillon Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Briane Pinkson and Mark Humpal – Completeness Review re: Lot Line Adjustment, Nelson Road
voting: Bill Lipfert, Chair, Everett Cass, Dillon Gallagher, Jonathan Glass, Linda Leone for Heidi Jaarsma (recused), and Kellie Patterson Parry.

Chris Rollins presented the plan to adjust the lot line between “Parcel 1” and “Parcel 3,” two separate lots of record shown on the plat, in such a way that Parcels 1 and 3 (112.78 acres and 33.75 acres, respectively, before lot line adjustment) would measure 76.47 acres (Parcel 1) and 70.06 acres (Parcel 3) after lot line adjustment. The applicants would like to make the lots the same size for estate planning purposes. Mr. Rollins informed the Board that a driveway permit had been granted for what is currently a farm road. He added that the 3% slope did not present any problems with access. Mr. Rollins pointed out the power line easement on the map and where two pins were set marking the end of Nelson Road. Bill Lipfert asked about the status of Nelson Road. Mr. Rollins said that a warrant article stated that the road had been discontinued. He saw no evidence that there was a Class VI portion of the road. Bill Lipfert asked if any of the new or old lines crossed the discontinued road. Mr. Rollins replied that no lines crossed the former road. Everett Cass asked if there was a right of way to Parcel 2. Mr. Rollins replied that there was not. Kellie Patterson Parry noted that there was no change to Parcel 2 with regard to the action before the Board. Mr. Rollins described the history of the parcel.

Bill Lipfert asked for an affirmative statement that no easements were affecting lots 42 or 42-1 from Mr. Rollins at the public hearing. Mr. Lipfert enquired if there were any utility easements running down Dingleton Hill Road. Mr. Rollins said that the utilities were in the town right of way. Corey Fitch noted an incorrect lot number. Everett Cass made a motion to find the application complete conditional upon the following corrections and/or additions:

1. Correct the abutter currently listed as Thayer.
2. Create a dashed line as required by the annexation provisions.
3. Change “subdivision” to “annexation” in the title block.
4. Add “IPNF” to the legend.

5. Add "DH "to the legend.
6. Add the driveway permit number to the inset.
7. Correct lot number to Fitch lot in three instances.

Jon Glass seconded the motion, and the vote of the Board was in the affirmative.

Other Business

Everett Cass asked Mr. Rollins if the required improvements to Hildreth Lane had been made.

Dillon Gallagher informed the board that the second Hazard Mitigation Plan meeting had taken place earlier that day. It was recommended that the Planning Board include the Hazard Mitigation Plan (HMP) and the Emergency Operations Plan (EOP) in the Master Plan. He noted that the HMP must be approved by the State of NH.

Bill Lipfert asked Dillon Gallagher to get in touch with the owners of a newly constructed workshop on NH Route 120.

Bill Lipfert will inquire about the timeline of the Rossow appeal.

Adjournment

Gail McKenzie made a motion to adjourn. Everett Cass seconded the motion, and the vote of the Board, by roll call, was in the affirmative. The meeting was adjourned at 7:51 PM.

Respectfully submitted,

Heidi M. Jaarsma