

**MINUTES
CORNISH PLANNING BOARD
DECEMBER 1, 2022**

The Cornish Planning Board met on Thursday, December 1, 2022, at 7:00 PM in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Jonathan Glass (via zoom), and Kellie Patterson Parry; Linda Leone, Alternate; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

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

Zoning Ordinance

The Board discussed the definition of apartments versus accessory dwelling units and decided to retain the apartment language. A clarification to the reference to multifamily conversions was made.

The Board turned to the proposed amendment to the provisions of the wetlands conservation overlay district. Bill Lipfert reported that he had contacted Jim McClammer, a wetlands scientist, who advised that the 100 foot buffer is an integral part of the wetlands. He added that it is very common nationwide to have buffers around wetlands. Bill Lipfert stated that Mr. McClammer advised that permitting construction by right in the wetlands buffer zone was not recommended, but a Board could consider special situations to provide reasonable oversight. Everett Cass said that each application for construction within the wetlands should be site specific and taken on a case by case basis. Dillon Gallagher asked if buried conduit could be a risk to the wetlands. The proposal would involve a more nuanced overhaul to not allow underground conduit in the portion of the overlay district which is not part of the delineated wetlands. Heidi Jaarsma noted that the wetlands buffer and the delineated wetlands are considered a single overlay district: allowing different uses in certain areas of a single district may not be advisable. Ms. Jaarsma stated that a variance was still an option for situations where conditions of the site were unique. Bill Lipfert asked for a sense of the Board. The Board opted to pass over the proposed amendment and leave the wetlands provisions in the ordinance as is.

2023 Budget

Heidi Jaarsma made a motion to level fund the Planning Board operating budget. Kellie Patterson Parry seconded the motion, and the vote of the Board, by roll call, was in the affirmative.

Other Business

The Board discussed upcoming agenda. Heidi Jaarsma noted that the cell tower and Burr Road had changed ownership. She is in contact with the new owners about the issuance of a new bond and certificate of insurance.

Everett Cass made a motion to adjourn the meeting. Dillon Gallagher seconded the motion, and the vote of the Board, by roll call, was in the affirmative. The meeting was adjourned at 7:54 PM.

Respectfully submitted,

Heidi M. Jaarsma