

CORNISH PLANNING BOARD

August 17, 2023

The Cornish Planning Board met on Thursday, August 17, 2022, at 7:00 PM for a public meeting at the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, Jonathan Glass, Kellie Patterson Parry, Gail McKenzie, Linda Rice, and Dillon Gallagher, Selectman. Also present were Karen Eastman, Jerry Eastman, Patrick Dombrowski and Ian Michael Ochman.

1. Approval of Minutes

The draft 07/20/2023 minutes were reviewed. Everett Cass made a motion to approve the minutes as presented. Dillon Gallagher seconded. Vote in the affirmative.

2. Ian and Elana Ochman – Completeness Review re: Site Plan Review of Multi-Use Conversion comprising an auto detailing business and a day care center.

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

Ian Michael Ochman provided an overview of the proposed site plan. He indicated that the day care center was permanently closing on August 30, 2023. Bill Lipfert asked if the applicants wished to continue with the Multi-Use Conversion application or limit the application to the auto detailing business. Mike Ochman indicated that the day care center should be removed from site plan review and that the application was now limited to the auto detailing business.

Mike Ochman said that the shop where most work is performed is 30 x 40 and is about 30 feet off Center Road. He indicated that there is asphalt about 30 feet in width between Center Road and the shop floor. He said there is a pedestrian entrance on the right front side of the building. He said that the Ochman property is bounded by Leslie Brook in the rear with the property boundary defined as the midpoint of the brook.

Mike Ochman then described the business activities at the site, which is limited to auto detailing. Most of the work focuses on the interiors of vehicles with some washing of exteriors, he said. There is very limited painting, he said, consisting only of paint corrections and touch-up of small areas. No aerosol-based painting is performed.

Mr. Ochman indicated that the business tries to keep regular hours of 40 hours per week, he does presently require appointments and works at the business part time. He generally handles 1 vehicle per day. He generally interacts with 1-2 customers per day when both drop-offs and pick-ups are considered. Allowing for cars not immediately picked up, there are presently a maximum of three customer cars at the business at one time, he said.

Commercial deliveries consist of small boxes delivered by UPS or FedEx. He indicated that tow trucks very occasionally drop off premium vehicles for detailing. This is generally handled on Center Road itself, using a lane of traffic. Mr. Ochman said that he did not view this as a safety issue as sight lines are good and traffic volumes are low on Center Road.

The site plan shows the possibility of three cars parked in front of the facility. In addition, there is overflow parking for a fourth vehicle south/west of the shop using a gravel drive.

Mr. Ochman said that all of the cleaning products used on vehicle exteriors are biodegradable and that this practice will always be followed. In addition to shampoos, Mr. Ochman said that he uses

citrus-based solvents for removal of some stains and these are also biodegradable.

Bill Lipfert asked about a Fire Department letter referencing flammable chemicals contained in a steel cabinet. Mr. Ochman said that these are for his personal use and are not used in the auto detailing work.

Wash water flows off cars and travels to the south/west, where it collects in a small grass depression just beyond the shop. This location is within the Ochman property boundaries at least 100 feet from Leslie Brook. Mr. Ochman said that he has never seen wash water travel beyond this small depression.

Mr. Ochman noted that he is permitted up to four employees, two at one time, per the Cornish Zoning Ordinance provisions for Cottage Industries.

Bill Lipfert read into the record letters from the Cornish Fire Department Chief and Cornish Police Department Chief.

Mr. Ochman said that there is one sign advertising the business, located above the door, 2' x 3' non illuminated. He said there are no plans to change or expand signage. The sign is not shown on the plan and the Board requested that a pointer to the front of the building with note be added.

With respect to outdoor lighting, the site plan shows the location of lighting, including a floodlight on the front of the shop illuminating the driveway and a floodlight on north of the shop building pointed towards the house.

Bill Lipfert asked if a three car limit on customer cars outside of the shop building but on-site was a reasonable limitation. Mr. Ochman replied that a four car limit would cover all possibilities and was consistent with available parking area on the site.

Mr. Ochman agreed to add a north arrow to the site plan.

Mr. Ochman requested waivers as indicated on his application as part of the site plan review. Jonathan Glass made a motion to approve the waiver request and Gail McKenzie seconded. The Board vote was in the affirmative.

The formal Completeness Review Hearing was opened at 7:36 PM. Linda Rice made a motion to find the site plan application complete subject to removal of all references to the day care center, the addition of a notation regarding the current sign and the addition of a north arrow. Everett Cass seconded the motion. The Board voted in the affirmative.

The Board discussed a site visit prior to the September public hearing. A site visit was scheduled for Saturday, September 16th at 9 AM. Mr. Ochman indicated that he will be available to provide a tour of the site and business.

3. The Jerry and Karen Eastman Revocable Trust – Completeness Review re: Major Subdivision and Annexation.

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

Kellie Patterson Parry indicated that she is an abutter and part owner of a corporation that has an agreement to purchase the Claremont portion of the Eastmans' property. She asked to recuse herself from this application and the Board Chair agreed.

Patrick Dombrowski presented the plan on behalf of the Eastmans. He noted that the Eastman property extends into Claremont though there is no reference to crossing the Town Line in the deed description. He located two historic surveys (by Breckenridge and Wilson) showing the

Eastman property extending into Claremont. He indicated that the Claremont property is proposed be annexed to an abutter with the Claremont Planning Board application to be filed on August 18, 2023. Mr. Dombrowski indicated that the Claremont portion of the land is currently listed as “Owner Unknown” and that no taxes have been paid for many years. He indicated that he did not expect this to be an issue as the annexation plan will clear up the matter. The property has not been put up for tax sale, Mr. Dombrowski said.

The Board discussed the mechanics of separating the Cornish and Claremont portions of the property. Patrick Dombrowski indicated that a note could be added to the Cornish plan. Bill Lipfert indicated that this would be appropriate if the Claremont annexation had been approved. If not yet approved, the Cornish Planning Board decision could make approval contingent upon the Claremont approval he said.

The Cornish application involves two lots becoming three with lot line adjustments to all three. Mr. Dombrowski provided an overview of the plan to the Board. The two proposed lots without homes on them are shown with 4K septic areas, along with a note from a Licensed NH Septic System Designer that these are suitable for residential use. The soil types are well draining. The two proposed lots without homes show 75-foot well radii. This will be changed to 100 feet in conformance with Cornish requirements.

The proposed west lot has road frontage but also has a proposed 30-foot ROW for potentially easier future access. Bill Lipfert indicated that 30 feet can be very tight when driveway (which must accommodate emergency vehicles), site ditching, utility poles and utility guy wires are considered. A future abutter may not be willing to consider encroachment. The Eastmans indicated that they would consider changing this to 50 feet. Bill Lipfert indicated that this was not a Board requirement and did not affect the completeness review.

The proposed west lot shows a house site on the west which would not be readily accessible via the proposed ROW. Mr. Lipfert asked about the proposed grade if a driveway were constructed to this house site. Mr. Dombrowski said that the driveway would ascend on the side slope at a grade not exceeding 15%. He said that the side slope could readily be regraded to accommodate such a design.

Bill Lipfert asked about utility poles between Route 120 and the existing residence. Mr. Eastman indicated that there are three poles at present. These need to be added to the plan.

As part of the application, waivers from several major subdivision application requirements were requested. Jonathan Glass made a motion to grant the requested waivers. Gail McKenzie seconded the motion and the vote was in the affirmative.

Patrick Dombrowski indicated that he was making other minor changes to the Eastman plan. Bill Lipfert requested that he be prepared to detail all changes made to the plan when it is presented at the Public Hearing.

The formal Completeness Review Hearing was opened at 8:30 PM. Everett Cass made a motion to find the application complete provided that the minimum well radii are changed to 100 feet and that three existing power poles are added to the plan. Gail McKenzie seconded and the vote was in the affirmative.

4. Other Business

Dillon Gallagher said the Select Board anticipates receiving a completed Application for Building Permit for a stand-alone ADU at a 4-unit Multifamily Conversion in Cornish Flat. The owner of the building plans to move from one of the four apartments to the ADU if approved. Mr. Gallagher indicated that the Select Board has different interpretations of ADU provisions in the

Zoning Ordinance and requests that the Planning Board consider clarifying language in a proposed Zoning Ordinance revision. Specifically, are ADUs limited to single family homes or do they also apply to two-family and multifamily homes? If two-family or multifamily homes are eligible for ADUs, how do the percentage square foot provisions apply?

Gail McKenzie made a motion to adjourn and Everett Cass seconded. Vote was in the affirmative and the meeting was adjourned at 8:48 PM.

Respectfully submitted,
Bill Lipfert