

**MINUTES
CORNISH PLANNING BOARD
SEPTEMBER 21, 2023**

The Cornish Planning Board met on Thursday, September 21, 2023, at 7:00 p.m. in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, and Jonathan Glass; Linda Rice, Alternate; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

Also in attendance were Patrick Dombroski, Jerry Eastman, Karen Eastman, Ray Gentle, and Ian Ochman.

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

Approval of Minutes.

Bill Lipfert asked Mr. Ochman for a clarification about the drainage for the slop sink in the garage. Mr. Ochman said that the septic system only serves the house. The minutes were amended as such. Linda Rice made a motion to approve the August 17, 2023, minutes as amended. Everett Cass seconded the motion. Dillon Gallagher noted that Kellie Patterson Parry had recused herself for the Eastman hearing. Mr. Lipfert called for vote, which was in the affirmative, 4-0.

Dillon Gallagher made a motion to approve the September 16, 2023, site visit minutes. Jonathan glass seconded the motion, and the vote of the Board was in the affirmative.

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

voting: Bill Lipfert, Chair, Everett Cass, Dillon Gallagher, Jonathan Glass and Linda Rice.

Mr. Ochman added a north arrow to the plan. Mr. Ochman added a notation that the daycare had been removed from the site plan.

Mr. Lipfert opened the public hearing at 7:11 pm. Everett Cass asked if there was a limit on the number of cars to be washed per day. Mr. Ochman said that he generally cannot do more than two cars per day. Mr. Cass asked Mr. Ochman if he would limit the operations to two cars per day. Mr. Lipfert said that a limit of no more than four customer related vehicles on the premises had been previously discussed. Mr. Lipfert suggested no more than three vehicles washed (exterior) per day. Mr. Ochman informed the Board that he does not do undercarriage washes.

Jonathan Glass said that the Board needed to consider the property going forward, and other potential owners, with consideration of the proximity to the waterway. He agreed with the limit of three cars washed per day. He was concerned that the site plan approval would run with the property. The Board discussed biodegradable car care products and reviewed the safety data sheet (SDS) of the product used by Mr. Ochman.

Bill Lipfert made a motion to approve the site plan for 603 Auto Salon subject to following four conditions:

1. There shall be no undercarriage cleaning.
2. All materials subject to drainage used in the business shall be biodegradable car-care products which contain no material that is known to be hazardous to health or the environment in the concentrations applicable per the Safety Data Sheet.
3. No more than three cars shall be washed per day.
4. There shall be no more than four client-related autos on the exterior of the premises at any one time.

Jonathan Glass seconded the motion. Everett Cass recommended using products that do not create foam. The vote of the Board was in the affirmative, 4-0.

The Jerry and Karen Eastman Revocable Trust – Public Hearing re: Major Subdivision and Annexation.

voting: Bill Lipfert, Chair, Everett Cass, Dillon Gallagher, Jonathan Glass and Linda Rice.

Patrick Dombroski presented the plan to annex 48.20 acres from Map 12, Lot 8, 82.76 acres before annexation, to Map 5, Lot 26B, 44.75 acres before annexation, and further, to subdivide the remaining acreage of Map 12, Lot 8 (34.47 acres after annexation) into two lots of 14.07 and 20.4 acres. The resultant lots would measure 14.07 acres, 20.40 acres, and 93.04 acres.

Bill Lipfert asked about the contiguous parcel owned by the Eastman Revocable Trust in Claremont. Mr. Dombroski explained that a portion of the property by the description went into Claremont and that he and two other surveyors had confirmed that the 1.15 acres was in Claremont. The property had been surveyed. An application submitted to the City of Claremont to merge the 1.15 acres to property owned by the Edminster Trust was denied because the annexation was not necessary. The Claremont Planning Office advised that a merger was required. Heidi Jaarsma asked if the Claremont considered the lot a lot of record. Mr. Lipfert said that the Board would need a letter from Claremont stating that the 1.15 acre parcel was regarded a stand-alone lot. Linda Rice asked who had been paying the taxes on the lot. Mr. Dombroski replied that the owner is currently listed as unknown by the city. Mr. Lipfert reiterated that the Board was being asked to make decisions on one piece of property that legally spans Cornish and Claremont.

Ray Gentle said that the Claremont GIS system shows owner unknown, but the land card brings up Jerry Eastman's name. Bill Lipfert said that a letter on City of Claremont letterhead stating that the 1.15 acre is a stand-alone lot and that the records have been corrected to indicate that parcel is owned by the Eastman Trust. He added that any annexation or merger of the 1.15 acre Claremont parcel to a Claremont lot was not within the purview of the Board.

Mr. Dombroski reviewed changes made to the plat following the August 17, 2023, completeness review:

1. The 100' well radius was shown.
2. The right of way width had been increased to 50'.
3. Utility poles to the house were shown.
4. All plan references had been added.

Bill Lipfert asked about the closure lines J to K. Mr. Dombroski said that the bearing was shown from J to K.

Mr. Lipfert opened the public hearing at 8:02 PM. There were no questions or comments from the Board.

Ray Gentle said that he has had some issues in the past on boundaries. His survey map had been done by the same surveyor, and he stated that there were some discrepancies between his boundaries. Mr. Dombroski said that Mr. Gentle's survey was tied into the current survey and that magnetic north had shifted since the Mr. Gentle's plan was produced in the early 2000s. Mr. Lipfert asked if the distances were close. Mr. Gentle said that there were differences of eight feet and six feet. Mr. Dombroski said that the difference could be attributed to the surveying instruments used at the time. The old map was a tape and compass job to the nearest foot and nearest half a degree versus GPS. Mr. Dombroski stated that the line remained the same. The difference is 8 feet in a run of 1700 feet. Every 400 feet you can be off a foot. Mr. Lipfert asked if Mr. Gentle's concerns had been resolved. He indicated that they had been.

Everett Cass made a motion to approve the subdivision and annexation subject to receipt of a letter on City of Claremont letterhead affirming that the 1.15 acre lot is deemed to be a separate and legal lot owned by the Eastman Revocable Trust in the City of Claremont. The motion was seconded by Jonathan Glass and voted in the affirmative, 4-0.

Other Business

Dillon Gallagher said that the application was denied for the tiny home in conjunction with a multifamily dwelling.

Mr. Gallagher also reported that the Select Board had received an application for an expansion of the J.R. Liggett's located on NH Route 12A.

Everett Cass made a motion to adjourn. Dillon Gallagher seconded the motion, and the vote of the Board was in the affirmative 5-0.

Respectfully submitted,
Heidi M. Jaarsma