

MINUTES
CORNISH PLANNING BOARD
JANUARY 18, 2024

The Cornish Planning Board met on Thursday, January 18, 2024, at 7:00 p.m. in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, and Kellie Patterson Parry; Linda Rice, Alternate; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

Bill Lipfert called the meeting to order at 7:00 pm.

Jim Liggett, Patrick Dombroski

Approval of Minutes, 11/2/2023 and 12/7/2023.

Dillon Gallagher made a motion to accept the 11/2/2023 minutes with one correction. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative.

Kellie Patterson Parry made a motion to accept the 12/7/2023 minutes. Linda Rice seconded the motion, and the vote of the Board was in the affirmative.

Jim Liggett – Preliminary Discussion re: Site Plan Review, J.R. Liggett’s, NH Route 12A.

Dillon Gallagher reviewed the applications for a special exception and building permit for J.R. Liggett’s. Jim Liggett, representing J.R. Liggett’s, presented the board with a layout of the property which included the proposed 60’x70’ structure for storage and assembly. The building will comprise a single room with electricity and water. The sink drain in the proposed building will tie into to existing septic system which is associated with business. Mr. Liggett stated that the interior lighting would be standard fluorescent. Exterior lighting would be motion activated. There will be a cement pad outside the garage door for deliveries. Mr. Liggett estimated one tractor trailer delivery per week. Unloading is done by liftgate or forklift.

The Board reviewed the application requirements. On a preliminary, non-binding basis, the Board entertained the following waivers and modifications to the application requirements:

A2. Waiver to be requested of the requirement that map be prepared by a registered land surveyor, architect, landscape architect or registered professional engineer. The plan should include a zoomed-out version, and a detail of the site.

A3. Waiver to be requested of the requirement that the plan show the boundary lines of the area included in the site, including angles or bearings of lines, dimensions, and the lot area.

A4. Waiver to be requested of existing grades, drainage systems, etc., with topographic contours. Basic drainage should be shown on the plan. Mr. Liggett indicated that the swale on the site is now defunct due to the construction of a pond by an abutter.

A5. Waiver to be requested of the requirement to show the height of existing structures located on the site and within 200’ of the site. Height may be indicated with a notation, “one-story” or “two story”, etc. Length and width of all structures will be given.

A6. Does not apply.

A8. The plan will show a note to the effect that utilities are to be fed from existing pole. Location of solar collection system will be shown.

A9. The zoomed-out version of the site will suffice to meet this requirement.

B1. Partial waiver to be requested of the proposed grading and drainage systems. The area to be levelled with a note describing the elevation change shall be shown on the plan. Any changes in elevation to the apron of the building will also be shown.

B2. Partial waiver to be requested of the requirement to show typical elevations. The shape, size, height, and location of the proposed structure including expansion of existing buildings shall be shown.

B3. The graveled area, existing parking, and loading space shall be shown on the plan.

B5. New exterior lighting, e.g., over loading areas and doors, shall be shown.

B6. Waiver to be requested.

B8. Does not apply.

B9. Does not apply.

Heidi Jaarsma made a motion to indicate that the sense of the Board was that the preliminary waivers and modifications of the applications requirements, above, should be formally requested by the applicant in writing at the completeness review. This motion is made based on the information provided by the applicant at the preliminary discussion and is non-binding. Heidi Jaarsma also indicated that the completeness review and public hearing could be held on the same date. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative.

Mark and Brenda Tewksbury – Preliminary Discussion re: Subdivision, Map 5, Lot 12, Tewksbury Road.

Patrick Dombroski presented a preliminary plan for major subdivision of Map 5, Lot 12, 102 +/- acres into two lots of 52.23 +/- and 49.77 +/- acres. The Board reviewed the application requirements with Mr. Dombroski.

Upcoming Agenda – February NHEC Scenic Road Hearing.

The Board will hold a hearing on tree cutting by the NH Electric Coop along Paget Road, a designated scenic road, on February 15, 2024. The proposed removals are marked with red and black checked flagging.

Other Business

Dillon Gallagher reported that representatives of the Cornish Community Initiative had furnished the Select Board with a copy of RSA 674:54 and had stated their position that the proposed library and community center is a governmental use and does not require zoning review.

Linda Rice made a motion adjourn. Everett Cass seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,

Heidi M. Jaarsma