

MINUTES
CORNISH PLANNING BOARD
OCTOBER 16, 2025

The Cornish Planning Board met on Thursday, October 16, 2025, 7:00 p.m. at the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, Jonathan Glass, Gillian Goodwin, and Kellie Patterson Parry; Linda Rice, Alternate; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

Approval of Minutes.

Kellie Patterson Parry made a motion to approve the minutes of September 18, 2025, with one typographical correction. Dillon Gallagher seconded the motion, and the vote of the Board was in the affirmative, 7-0.

Cancelled: Sarah and Albon Powell – Public Hearing re: Major Subdivision, East Road.

Heidi Jaarsma stated that the previously warned public hearing on the Powell subdivision application was contingent upon a finding that the application was complete. The application was found not to be complete, and the applicants had been notified as required by the statute. No further action was required by the Board.

Changes in Noticing Requirements for Planning Board Applications.

Heidi Jaarsma presented changes in statute requiring verified mail for mailing abutters notices. The following methods would meet the state requirements: certificate of mailing, \$1.58 per notice; certified mail with electronic return receipt, \$8.90 per notice; certified mail with return receipt, \$10.42 per notice. The sense of the Board was to pursue the certificate of mailing option. A change in noticing method would require amending the Board's rules of procedure.

Master Plan Update.

The Board discussed priorities for the Master Plan and reviewed the requirements of the workforce housing statute with regard to current zoning regulations.

Other Business.

Bill Lipfert reviewed three driveway permit applications: (1) Clark Camp Road, approved subject to the removal of eight trees to improve sight lines; (2) West Pass Road, approved subject to culvert relocation; and, (3) Leavitt Hill Road, approved.

Dillon Gallagher informed the Board that the Select Board had received a letter disputing the town property tax maps. The owner of a lot in Plainfield asserted that his lot crosses the town line and includes land in Cornish. The Select Board asked the property owner to have the boundary of the property in question surveyed.

Everett Cass made a motion to adjourn. Jonathan Glass seconded the motion, and the vote of the Board was in the affirmative. The meeting was adjourned at 8:51 p.m.

Respectfully submitted,

Heidi M. Jaarsma