

**MINUTES**  
**CORNISH PLANNING BOARD**  
**NOVEMBER 20, 2025**

The Cornish Planning Board met on Thursday, November 20, 2025, 7:00 p.m., at the Cornish Town Offices. Members present were Bill Lipfert, Everett Cass, Jonathan Glass, Gillian Goodwin, and Kellie Patterson Parry; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

Emil Brown, Kristina Griffin, Clayton Griffin, Steve Jameson, and Chris Rollins also attended the meeting.

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

Approval of Minutes.

Bill Lipfert suggested changing language in the 10/16/2025 regarding a driveway approval. Kellie Patterson Parry made a motion to approve the minutes of October 16, 2025, as amended. Dillon Gallagher seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Kellie Patterson Parry made a motion to approve the minutes of November 6, 2025, as presented. Gillian Goodwin seconded the motion, and the vote of the Board was in the affirmative.

Emil Brown, Mary O'Connor, Karen Jameson, and Steve Jameson – Preliminary Discussion re: Annexation, Paget Road and Center Road.

Bill Lipfert informed all parties that the preliminary discussion was non-binding. Chris Rollins presented a preliminary plan to annex 4.81 acres from Map 9, Lot 41, owned by Emil Brown, III, and Mary O'Connor, to Map 9, Lot 40, owned by Seven and Karen Jameson.

Steve Jameson stated that the plan may change so that the annexed parcel could stay in current use. The Board encouraged Mr. Jameson to talk to the Town Office about whether or not the parcel to be annexed could stay in current use under the plan presented to the Board.

The Board made the following non-binding recommendations:

1. Change the radius at the corner of Paget Road and Center Road so that it is shown as a square corner with a pin set back a certain number of feet.
2. Make the pins more discernable along the curve.
3. Include a note explaining the "Old Passway."
4. Change the title block to include "Annexation Plan" and list the deeded owners of record.
5. Correct the letter case in the abutters address for Map 9, Lot 43A.
6. List the Town of Cornish as an abutter.

Other Business.

Kristina Griffin asked about a previously submitted driveway permit for forestry use. Mr. Lipfert said that the Select Board needed to discuss whether any conditions to the use of the Class VI road would be required. The proposed driveway also includes a right of way over property not owned by the Griffins.

Bill Lipfert said that he had received a driveway permit application for an agricultural-use driveway on Dingleton Hill Road.

Heidi Jaarsma reviewed upcoming changes to 674:41 regarding building permits on Class VI roads. The changes will take effect July of 2026.

Heidi Jaarsma made a motion to cancel the December 4, 2025, and the January 1, 2026, meetings. Ms. Jaarsma also made a motion to meet outside of the Board's regular first and third Thursday meeting schedule on January 8, 2026, to account for the New Year's holiday. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative.

Everett Cass made a motion to adjourn the meeting. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative, 6-0. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Heidi M. Jaarsma