

MINUTES
CORNISH PLANNING BOARD
DECEMBER 18, 2025

The Cornish Planning Board met on Thursday, December 18, 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.

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

Approval of Minutes.

Jonathan Glass made a motion to approve the minutes of November 20, 2025, with three minor corrections. Kellie Patterson Parry Seconded the motion, and the vote of the Board was in the affirmative.

2026 Budget.

Heidi Jaarsma made a motion to level fund the budget. Everett Cass seconded the motion, and the vote of the Board was in the affirmative.

2025 Town Report.

The Board reviewed the draft 2025 annual report. Jonathan Glass moved to approve the draft report with minor revisions. Gillian Goodwin seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Other Business.

Bill Lipfert suggested the Board consider changes to the driveway regulations and/or driveway permit. The Board discussed a review of the driveway regulations and application and generated a list of questions for the NH Municipal Association

Dillon Gallagher informed the Board that the Select Board had been invited by the CCI to a site visit at the Cornish General Store. The Board met with two Trumbull Nelson employees and CCI executive committee members, Keith Mullane, Dan Poor, Colleen O'Neill. The following was reported to the Select Board: (1) Black mold had been found in one exterior wall; (2) Several roof trusses had failed; and, (3) In the course of running new plumbing, asbestos containing material was discovered in a concrete subfloor.

The CCI plans to have the black mold cleaned with an EPA approved cleaner. Mr. Gallagher stated that initially, the CCI planned to spot check for more mold; however, the organization has since reported that the interior walls will be stripped to the studs and inspected for black mold, insulation, and rodent damage.

The failed trusses were repaired with sister beams. The CCI plans to submit a document from their engineer approving the truss repair.

Mr. Gallagher stated that the CCI had reported that the trenched concrete containing asbestos was removed by professionals, and air quality had been tested. The remaining asbestos containing material will be left, encapsulated, in the building. Mr. Gallagher informed the Board that approximately 1,000 to 1,500 square feet of asbestos containing material was located under a sleeper system in a sub-floor in the area of the building where the children's room, art room, and community space will be located. Mr. Gallagher said that the Select Board has discussed the issue twice and plans another site visit. Mr. Gallagher expressed concern that the town could be liable for asbestos remediation should the floor need replacement in the future.

The Board will not meet on January 1, 2026, but will meet the following week, January 8, 2026, to discuss the master plan.

Everett Cass made a motion to adjourn. Dillon Gallagher seconded the motion, and the vote of the Board was in the affirmative, 6-0. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Heidi M. Jaarsma