

MINUTES
CORNISH PLANNING BOARD
MARCH 19, 2026

The Cornish Planning Board met on Thursday, March 19, 2026, at 7:00 p.m., at the Cornish Town Offices. Members present were Bill Lipfert, Everett Cass, Jonathan Glass, and Gillian Goodwin; Linda Rice, Alternate; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

Also in attendance were Chris Rollins, Surveyor; Will Brown, Steve Jameson, and Mary O'Connor.

Reorganization

Heidi Jaarsma nominated Bill Lipfert for Chair and Everett Cass for Vice-Chair. Bill Lipfert nominated Heidi Jaarsma for Secretary. Bill Lipfert called for a vote on the proposed slate of officers, and the vote of the Board was in the affirmative, 6-0.

Approval of Minutes

Everett Cass made a motion to approve the minutes of January 8, 2026. Jonathan Glass seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Jonathan Glass made a motion to approve the minutes of February 5, 2026. Dillon Gallagher seconded the motion, and the vote of the Board was in the affirmative, 6-0.

The Stephen and Karen Jameson 2013 Revocable Trust and the Brown-O'Connor Trust of 2025 – Completeness Review re: Annexation, Paget Road and Center Road

Chris Rollins, surveyor and agent for the applicants, presented the plan to transfer 4.82 acres of Map 9, Lot 41, 84.3 +/- acres before annexation, of Will Brown and Mary O'Connor as Trustees of the Brown-O'Connor Trust of 2025 to abutting Map 9, Lot 40, 1.48 +/- acres before annexation, of Stephen and Karen Jameson as Trustees of the Stephen & Karen Jameson 2013 Revocable Trust. The resultant lots would measure 79.5 +/- and 6.3 +/- acres after annexation, respectively.

Bill Lipfert asked if any new curb cuts were planned. Mr. Rollins said that the area to be annexed to the Jamesons will be accessed through the existing drive on Map 9, Lot 40. Heidi Jaarsma asked if there were any structures on the parcel to be annexed. Mr. Rollins stated that there were no structures on the parcel in question.

The Board reviewed the 1980 subdivision plan of land owned by Walter Wilson that created Map 9, Lots 40 and 2A, as a single lot of record, and asked that the language in Note 6 be replaced with a reference to the aforementioned subdivision plan.

The Board requested that the following corrections be made to the plan:

1. Change Note 6 as requested.
2. Correct "Line to remove upon annexation" to "Line to be removed upon annexation."
3. Correct 24' to 24" in the description of the iron pipe in the legend.

4. Identify the pole number on the Jameson lot.
5. Correct the spelling of Sylvie Rudolph.
6. Make a reference to the previous survey of the easterly border of the Brown-O'Connor lot.

Mr. Rollins requested a waiver of the scale requirement of 1"=100' and asked the Board to accept the scale as presented at 1"=150'. Heidi Jaarsma stated that the scale as presented showed the parcels in question in their entirety and in sufficient detail on one sheet and made a motion to modify the scale requirement as requested. Gillian Goodwin seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Everett Cass made a motion to find the application complete with the six corrections requested. Gillian Goodwin seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Other Business

Bill Lipfert reviewed recent driveway applications.

Gillian Goodwin discussed the Conservation Commission's draft Conservation Plan with regard to the Natural Resources section of the Master Plan.

Respectfully submitted,

Heidi M. Jaarsma