

MINUTES
CORNISH PLANNING BOARD
MAY 21, 2026

The Cornish Planning Board met on Thursday, May 21, 2026, 7:00 p.m., at the Cornish Town Offices. Members present were Bil Lipfert, Chair, Everett Cass, Dillon Jonathan Glass, Gillian Goodwin, and Kellie Patterson Parry; Dillon Gallagher, Selectman; Linda Rice, Alternate; 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 May 7, 2026. Gillian Goodwin seconded the motion, and the vote of the Board was in the affirmative, 7-0.

R. Mt. Trust & Marilyn J. Rondos Trust and Paul R. Rondos – Completeness Review re: Annexation, Town House Road

voting: Bill Lipfert, Chair, Everett Cass, Dillon Gallagher, Jonathan Glass, Gillian Goodwin, Heidi Jaarsma, and Kellie Patterson Parry.

Patrick Dombroski, agent for the applicants, presented the plan for the R. Mt. Trust & Marilyn J. Rondos Trust to annex 35.25 acres from Map 10, Lot 17, 139.28+/- acres before annexation, to abutting Map 11, Lot 8-B, 21.20+/- acres before annexation, owned by Paul R. Rondos. The resultant lots would measure 104.03+/- and 56.45 +/- acres, respectively, after annexation. Mr. Dombroski requested a modification of annexation application requirement #3, required scale. He asked that a scale of 1":200' be accepted. Heidi Jaarsma stated that the scale as requested allowed the required components of the plan to be shown on one sheet. Bill Lipfert noted that the regulations call for a boundary survey and a complete set of bearings. He requested that the +/- be removed from the acreages and an affirmative statement of the acreages be given. Everett Cass made a motion to find the map complete on the following conditions and modification.

1. The plan show precise acreages without the +/- symbol.
2. Monumentation be shown where the bearing changes on the north line, specifically, two pins are to be added.
3. The required scale of 1":100' be modified to 1":200'.

Jonathan Glass seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Andrew and Karen Johnson – Preliminary Discussion re: Minor Subdivision, Center Road

Andrew Johnson discussed a proposed one lot subdivision of his property on Center Road. The new lot would be accessed from the existing drive, which includes a bridge across the brook that follows Center Road. Mr. Johnson said the bridge was certified for 60,000 lbs. Mr. Lipfert said that the width of the right of way to the new lot should be a minimum of 50' in order to include the travelled way, ditches, utility poles and guy wires. The right of way should include metes and bounds. If the driveway slope exceeds 10%, the plan may require a driveway profile. Heidi Jaarsma suggested the Johnsons contact the assessing office with any current use questions.

Other Business

George Edson asked about the Wetlands Conservation Overlay District. The Board informed him that a Certified Wetlands Scientist could delineate the jurisdictional wetlands.

Everett Cass reported that the fire department had concerns about fire engine access to a driveway on Parsonage Road.

Bill Lipfert reported that the Zoning Board had granted a special exception for a driveway within 100' of a waterbody on Parsonage Road.

Heidi Jaarsma informed the Board that the NH DES now sends wetlands permits digitally. She will share a permit by Acme Farms with the Board via google drive.

The 6/4/2026, 7/2/2026, and 8/20/2026 meetings will be cancelled. The Board will discuss the Master Plan on August 6, 2026.

Everett Cass made a motion to adjourn. Jonathan Glass seconded the motion, and the vote of the Board was in the affirmative, 7-0.

Respectfully submitted,

Heidi M. Jaarsma