MINUTES
CORNISH PLANNING BOARD
SEPTEMBER 17, 2026

The Cornish Planning Board met on Thursday, September 17, 2026, 7:00 p.m., at the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, and Gillian Goodwin; Linda Rice, Alternate; and Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

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

Also in attendance were Hailey Bean, Cora Farnsworth, Ross Farnsworth, Andrew Johnson, Karen Johnson, Cameron Stevens, Corey Stevens, and Kristi Stevens.

Approval of minutes 9/3/2026
Everett Cass made a motion to approve the minutes of September 3, 2026. Linda Rice seconded the motion, and the vote of the Board was in the affirmative, 5-0.

Resignation
Bill Lipfert informed the Board that he had received a resignation letter from Jonathan Glass. The letter has been forwarded to the Select Board representative. Pursuant to the provisions of RSA 673:12, Mr. Lipfert asked Linda Rice to serve as a full member in Mr. Glass's place.

Andrew and Karen Johnson – Preliminary Discussion re: Minor Subdivision, Center Road
Andrew Johnson presented the preliminary plans for a minor subdivision of Map 7, Lot 65. Mr. Johnson informed the Board that the surveyor had encountered wetlands on the property. A licensed wetlands professional was engaged, and paperwork for a wetlands crossing has been submitted to DES. The wetlands have been delineated in the field with flags. Bill Lipfert asked which plan would be submitted. Mr. Johnson said that it was assumed that the topographic plan would be. Dillon Gallagher noted that the building labelled Town Hall on the plan should read Town Offices. Bill Lipfert recommended that the width and length of the easements be shown on the plan and that the right of way to proposed Lot 1 have a legal description with metes and bounds. Mr. Lipfert added that a 25' wide right of way could be very tight given utilities, ditches, and maintenance. He recommended a 50' right of way.

Dillon Gallagher asked about the 30' setback from Center Road. He stated that the setback is from the edge of the town right-of-way and asked that the edge of the road right-of-way be labelled.

Mr. Johnson presented the driveway profile, which was required since the grade of a portion of the proposed access grade exceeded 10%. Bill Lipfert said that the Board would like to see the driveway profile on the plan.

Mr. Lipfert asked that the plan include an affirmative statement from the septic designer that the percolation test shows that the lot can support a septic system and that a water well and a septic system can be put on the proposed lot without contamination of the water supply on such lot or on other property. The Board asked that a proposed house site and a 100' protective radius around a proposed well site be shown on the plan.

Ross and Cora Farnsworth – Preliminary Discussion re: Major Subdivision, Hilliard Road
Ross Farnsworth informed the Board that he would like to subdivide approximately 12 acres from Map 5, Lot 4, 73.38 acres prior to subdivision. The proposed lot would be accessed from Hilliard Road. Mr. Farnsworth said that his intention was to sell the lot to Cameron Stevens, who was also in attendance. The Board reviewed a previous subdivision of the property. Heidi Jaarsma said that lot shape is required to be as regular as practicable, and the Board would have to consider the proposed "L", or panhandle shape, of the lot. Ms. Jaarsma added that the fact that half of the "L" shape was pre-existing made her look more favorably on the lot shape. Bill Lipfert asked about the topography, and Mr. Farnsworth replied that it was relatively flat. Mr. Lipfert said that if getting the proposed lot to the target acreage made the upper panhandle too thin, the Board would have to reconsider the lot shape.

Other Business
Bill Lipfert presented the driveway permit application to accompany the updated driveway regulations. The Board will review for the October meeting. Heidi Jaarsma asked about fees for driveway permits, and Mr. Lipfert suggested $50.00. Dillon Gallagher said that paving an existing driveway should trigger a permit requirement.

Bill Lipfert mentioned the recent mapping of Sullivan County motor vehicle accident data, which is available on the Sullivan County website.

Heidi Jaarsma made a motion to adjourn. Everett Cass seconded the motion, and the vote of the Board was in the affirmative, 5-0. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Heidi M. Jaarsma