MINUTES
CORNISH PLANNING BOARD
OCTOBER 15, 2026

The Cornish Planning Board met on Thursday, October 15, 2026, 7:00 p.m., at the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, Gillian Goodwin, Kellie Patterson Parry, and Linda Rice; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

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

Andrew Johnson, Karen Johnson, and Clayton Platt, surveyor, also attended the meeting.

Approval of Minutes 10/1/2026
Everett Cass made a motion to approve the minutes of October 1, 2026, with a correction to the date of the minutes approved on 10/1/2026. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Johnson Family Trust of 2022 – Completeness Review re: Minor Subdivision, Center Road.

Bill Lipfert opened the Completeness Review. Mr. Lipfert informed the Johnsons that because the proposed driveway crossed the jurisdictional wetlands, a special exception would be required under Article V.C.2. Heidi Jaarsma said that any approval would be contingent on a special exception for a driveway within 100' of the wetlands. Andrew Johnson said that he is working with a wetlands engineer and is waiting to find out if the DES application is complete. The Board's review is based on the "topo map," one of two presented to the Board.

Clayton Platt, surveyor, presented the plan to subdivide a 6.22-acre lot from Map 7, Lot 65, 22.48 acres before subdivision. The Board reviewed the minor subdivision requirements and requested the following corrections and modifications to the plan:

1. Delete the repeated word "Road" in the thumbnail sketch.
2. Label the line showing the town right of way along Center Road as "Town Right of Way".
3. At the request of the applicant, contours need only be shown as per the minor subdivision application requirements.
4. Change the horizontal scale on the driveway profile and include on the plat. The signature block may be changed to include only the signature of the Planning Board Chair.
5. In Note 8, include the septic designer's stamp and a statement from the septic designer on the plat, "I certify that the potential septic site as shown on the plan is suitable for up to a 4-bedroom house." Correspondingly, delete the sentence beginning "See certification."
6. Correct the spelling of Regulatory in Note 9.
7. Under "Metes and Bounds of Proposed Right of Way," delete the reference to the solar array and replace with the following language: "Solar array to remain in right of way as shown on the plan."

8. Prior to the signing of the subdivision plat, the applicant must provide evidence that a special exception has been granted as required by Article V.C.2 for the portion of the proposed driveway which is within 100 feet of the jurisdictional wetlands.

Evertt Cass made a motion to find the application complete subject to the corrections and modifications to the plan, 1-8, above. Dillon Gallagher seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Proposed Revisions to the Driveway Regulations, Third Reading

The Board reviewed the 10/15/2026 draft of the Driveway Regulations. The following changes were recommended:

1. Add the requirement of a permit under Section I, Authority and Purpose.
2. Add a definition of the Town Right of Way to Section II.
3. Delete "When a permit is required" from Section III.A.
4. Add "under these provisions" to Section III.D.

Other Business

Heidi Jaarsma made a motion to adjourn. Everett Cass seconded the motion, and the vote of the Board was in the affirmative, 6-0. The meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Heidi M. Jaarsma