

MINUTES
CORNISH PLANNING BOARD
APRIL 18, 2024

The Cornish Planning Board met on Thursday, April 18, 2024, at 7:00 p.m. in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Jonathan Glass, and Kellie Patterson Parry; Gillian Goodwin and Linda Rice, Alternates; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

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

Sarah Powell and John Buschbaum, Surveyor, also attended the meeting.

New Alternate

The Board welcomed Gillian Goodwin, who will serve a three-year term as alternate.

Albon and Sarah Powell – Preliminary Discussion re: Major Subdivision, Map 11, Lot 65, East Road.

Mr. Buschbaum presented preliminary plans to subdivide 14 acres from Map 11, Lot 65, 29.7 acres before subdivision. Heidi Jaarsma reviewed the history of the lot: a 1995 subdivision created “Lot 1”, 24.4 acres; subsequently, 5.3 on the easterly side of East Road were annexed to “Lot 1” in 2009, with the resultant lot measuring 29.7 acres. Bill Lipfert informed the applicant that the preliminary discussion was non-binding. The Board explained to Mr. Buschbaum that the application would be for major subdivision in accordance with the Cornish Subdivision Regulations.

The Board reviewed several of the application requirements for major subdivision including the entire boundary survey, wetlands delineation, and setbacks from waterbodies and watercourses. Bill Lipfert advised that the lot lines should go straight across the road. Heidi Jaarsma suggested that the applicants should apply for a driveway permit for the existing woods road. A special exception may be required for the setback between water bodies and drives.

Bill Lipfert told Ms. Powell that she was welcome to schedule another preliminary discussion with the Board.

Master Plan Update

Heidi Jaarsma suggested that Board members read the Development Issues section of the Master Plan for a discussion at the next work meeting.

Other Business

Dillon Gallagher informed the Board that two lots in the Harrington Road subdivision had been conveyed. The new owners have been informed of the conditions to the subdivision approval.

Dillon Gallagher made a motion to adjourn. Jon Glass seconded the motion, and the vote of the Board was in the affirmative, 4-0.

Respectfully submitted,

Heidi M. Jaarsma