

**MINUTES**  
**CORNISH PLANNING BOARD**  
**JUNE 15, 2023**

The Cornish Planning Board met on Thursday, June 15, 2023, at 7:00 p.m. in the Cornish Town Offices. Members present were Bill Lipfert, Chair, Everett Cass, Jonathan Glass, Gail McKenzie, and Kellie Patterson Parry; Dillon Gallagher, Selectman; and Heidi Jaarsma, Secretary.

Also in attendance were Karen Eastman, Jerry Eastman, Lyle Parry, and Patrick Dombroski, Surveyor.

Bill Lipfert called the meeting to order at 7:01 pm.

Approval of Minutes, 5/4/2023.

Everett Cass made a motion to approve the 5/4/2023 minutes. Kellie Patterson Parry seconded the motion, and the vote of the Board was in the affirmative.

Jerry Eastman and Karen Eastman – Preliminary Discussion re: Subdivision, Tax Map 5, Lot 26B and Tax Map 12, Lot 8.

Bill Lipfert noted that preliminary discussions are non-binding and advisory only. Mr. Eastman explained that he wanted to subdivide for estate planning purposes. He would like to subdivide the property, currently two lots, into three lots and reconfigure the existing property boundaries. He would like to include a restrictive covenant on the largest lot prohibiting further subdivision. Part of the property is in Claremont. Mr. Lipfert stated that if the legal description of the property crosses the town line, the Claremont property would be part of the application. The Board recommended that Mr. Eastman clarify the ownership of the Claremont piece. Mr. Dombroski reviewed the road access. The final survey will provide an actual description of the town rights of way.

Mr. Lipfert said that any lot is considered a building lot, and the survey should show that each lot is viable building site. A test pit, well location, septic location, proposed house site, and access with a maximum 15% grade are generally required.

Bill Lipfert said that a site visit with the road agent may be required.

Lyle Parry and Kellie Patterson Parry – Preliminary Discussion re: Subdivision, Tax Map 11, Lots 35.

Kellie Patterson Parry recused herself from this portion of the meeting. Patrick Dombroski presented the proposed annexation of the Jackson Road property, 90 +/- acres before subdivision. The new lot would measure approximately 15.81 acres. Bill Lipfert said that an existing and proposed vertical profile of driveway and language re: need for an upgraded or new bridge accessing the proposed lot would likely be required.

Master Plan Survey Results.

The Board discussed whether or not to put the full survey results online. The 2017 survey results, including comments, were posted on the website when available. Past surveys have also

contained critical comments. Heidi Jaarsma said that any profanity had been edited out of the comments. Kellie Patterson Parry said that people will expect to see their comments with the results. The sense of the Board was to post the comments with the results. One respondent had signed their name to the comments. Heidi Jaarsma will call to ask if they would like their name included in the online results.

Jonathan Glass said that it would be interesting to know what the change in precipitation means for groundwater and water supply and suggested having a speaker.

Bill Lipfert recommended an article from the NH Municipal Association regarding zoning for agriculture.

Heidi Jaarsma reported a communication she had with a prospective buyer regarding the no development line on Lindberg Stern approved 2006 subdivision plat.

Heidi Jaarsma made a motion to adjourn. Dillon Gallagher seconded the motion, and the vote of the Board was in the affirmative.

Respectfully submitted,

Heidi M. Jaarsma