

Town of Cornish
PLANNING BOARD
17 Maple Street
Cornish, Maine 04020
Telephone: 207.625.4324 Fax: 207.625.4416

Monday, October 6, 2014
BUSINESS MEETING MINUTES (Approved 11/3/14) 4 Yeas, 0 Nays

In Attendance: John Morrissey, Ken Hall, Bill Hoxie, Norm Harding, Mat Cama

Guests: Diann Perkins, Nancy Perkins, Dan Sherman, Angel Eastman, John Watts, Sandra Watts, Wes Sunderland, Justin Libby, Andrew Faulkner

Call Meeting to Order: Meeting was called to order at 6:35 PM by John Morrissey

New Business:

1. Veterans Monument Organization: application status.
 - a. The Veterans Monument Organization was not represented. The sixty-day time limit for the application was exceeded as of October 4, 2014. Discussion of the previous letters of August 26 and September 12, 2014 revealed that there had been no response from the Organization, nor had the landowner or his appointed designee ever appeared before the Board, as required by the bylaws.
 - b. An e-mail from Calista Cross, received this morning, was shared with the Board and audience.
 - c. Ken Hall made a motion that the application be closed due to exceeding the time limit; the motion was seconded by Norm Harding. The motion was approved by a unanimous vote of 5 Yeas, 0 Nays.
 - d. Bill will draft a letter to the Organization informing them of the decision. (Attached)
2. Justin Libby: Formal meeting regarding his Application to build a garage with a small apartment overhead at 60 Nick Nate Drive (Map R-02, Lot 004-A). Abutters were first notified of the application by mail on July 24, 2014. A reminder of the new date will be posted in the October 1st edition of the Shopping Guide.
 - a. Justin and Andrew Faulkner presented pictures of a building with an identical footprint that is being constructed in another town.
 - b. The percolation test has not been done yet, but should be shortly, and the results will be presented to Wes Sunderland, CEO.
 - c. An extensive search of various maps revealed that the proposed site of the garage with apartment has no significant water problems that would interfere with its construction.
 - d. A motion was made by Mat Cama, seconded by Norm Harding that the application be given conditional approval as indicated below:
 - i. There will be no commercial use of the structure; and
 - ii. A percolation test will show the site is suitable for building, septic tank, etc.; and
 - iii. A detailed plan of the construction will be presented to the Cornish CEO; and
 - iv. There shall be no bulk storage of any hazardous materials on the site.
3. Approve Business Meeting Minutes of September 8, 2014.
 - a. Norm Harding made a motion to approve the September 8, 2014 Business meeting minutes as presented; seconded by Mat Cama, and approved by a vote of 5 Yeas, 0 Nays.
4. Other:
 - a. Wes Sunderland reported that he was driving by 45 Maple Street and noticed that vinyl siding had been added to replace the badly worn clapboards. He had issued a building permit earlier for interior renovation. Being in the Historic District, he questioned the construction crew and apparently a misunderstanding occurred between the CEO and the crew working for the owner, Krista Lair. The Board believes it was an honest mistake, and Wes will ask the crew to hold up further work until Wednesday, giving planning board members time to inspect the siding. Wes supplied a sample of the siding, and it appears to be of nice quality with 4" exposure. The Board felt that since a neighboring owner was asked to supply samples of siding and windows, then the same should happen here, albeit after the fact. Bill will send a letter to Krista, reminding her that, in the future, she should appear before the Board as a first step. (Attached)
 - b. The Board received a request from Joe Colquhoun regarding the old Fire Station at Maple Street, which the Town is selling. He is a collector of older sports cars for personal use (non-commercial) and wants to know if that is allowable under the current zoning. Research revealed that storage of vehicles is neither prohibited nor permissible in the ordinance, but the building has a lengthy history of vehicles being stored there, whether it is fire trucks or antique cars. Since there is no change of use, the Board ruled it as an acceptable use.

Unfinished Business: None

Public Comment: None

Communications Sent/Received:

Agenda Items for Next Meeting: Workshop Meeting – Monday, October 20, 2014 @ 6:30 PM

1. Approve Minutes of Workshop Meeting of September 22, 2014
2. Update: Shoreland Zoning Maps
3. Other:

Adjourn: 8:10 PM

Respectfully Submitted,



William Hoxie
Planning Board Secretary



Town of Cornish
PLANNING BOARD

17 Maple Street
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October 10, 2014

Krista Lair
PO Box 274
Cornish, ME 04020

Ref: 45 Maple Street

Dear Krista:

Wes Sunderland, CEO contacted me regarding the vinyl siding being installed on your Maple Street house. While driving by, he stopped and checked on the progress being made. The contractor showed him the building permit which was for interior work. Apparently, the contractor misunderstood Wes and gave him an estimated cost for the whole project.

Wes came to the Board on Monday, October 6, and explained the misunderstanding. He and the Board agreed that it was an honest mistake, and there was certainly no intent to circumvent the Ordinance.

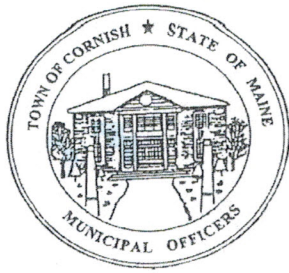
Being in the Historic District, there may be increased scrutiny with regard to replacement of siding, windows, and roofs. For example, a neighboring structure (Karma) was required to submit samples of vinyl siding and replacement windows. John suggested that the crew might be asked to work on another part of the project until Wednesday, when Board members would have a chance to look at the house and give their approval after the fact. The materials look to be of good quality and it certainly gives the house a much improved façade.

In the future, however, it would be better to check with the CEO, and if necessary, he will notify the Board for their opinion.

Best wishes on your renovation.

Sincerely,

William Hoxie
Planning Board Secretary



**Town of Cornish
PLANNING BOARD**

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October 11, 2014

Veterans Monument Organization
Calista Cross, President
277 Sokokis Trail
Cornish, ME 04020

Dear Calista:

At the October 6, 2014 Business Meeting the Board discussed the status of the Organization's application to place a monument on the property at Stone Ridge Restaurant. The agenda was published in the October 1, 2014 issue of the Shopping Guide and was posted at the Town Hall, but the Organization was again not represented.

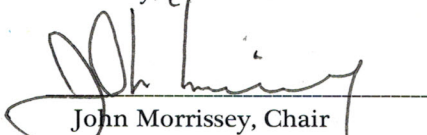
Given that the Organization has:

- Attended only two meetings with the Board; the July 21, 2014 Workshop (informal), and the August 4, 2014 Business Meeting (formal).
- Not responded to letters dated August 26, 2014 and September 12, 2014, which outlined in bulleted fashion information the Board requested.
- Neither the landowner nor his legally appointed designee has appeared before the Board, as required in the bylaws.
- Not responded to the Board's request for information regarding dates and times that the Organization has allowed the public to provide input as to the design and location of the monument.

The Planning Board Bylaws state that an application expires sixty days after the first hearing, and cannot be extended. The first hearing was on August 4. The sixty-day limit was exceeded on October 4, 2014.

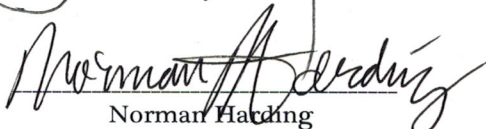
A motion by Ken Hall to close the application was seconded by Norm Harding; there being no further discussion, the motion carried unanimously (5 Yeas, 0 Nays). The application is closed.

Sincerely,


John Morrissey, Chair


William Hoxie


Kenneth E. Hall


Norman Harding


Mathieu Cama

Cc: Richard Jiang
Selectmen, Town of Cornish
Applicant File