

Town of Cornish
PLANNING BOARD

17 Maple Street
Cornish, Maine 04020
Telephone: 207.625.4324 Fax: 207.625.4416

Monday, January 5, 2015

BUSINESS MEETING MINUTES (Approved 1/19/15) Vote: 5 Yeas, 0 Nays

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

Guests: Krista Lair, Chris & Billy Anastasiadis, Wes Sunderland, Steve Smith, Diann Perkins, Dan Sherman, Christine Brennan and two others.

Call Meeting to Order: Meeting was called to order at 6:33 PM by John Morrissey

New Business:

1. Approve Workshop Meeting Minutes of December 15, 2014
 - a. A motion by Norm Harding to approve the Minutes as presented was seconded by Ken Hall and approved by a vote of 5 Yeas, 0 Nays.
2. **Formal Hearing:** Krista Lair has Fire Marshall approval to expand her restaurant at 2 Main Street, with modifications to Phase II by adding an exterior emergency stairway from the second floor to the sidewalk on the river side of the building. Architectural plans are posted on the white board at the Town Hall.
 - a. Krista presented the new plan as approved by the Office of the State Fire Marshal (Permit #22075). John Morrissey explained that the Board had already approved Phase II, and was awaiting the approval of the Fire Marshal. There will be no need for a "bump out"; the only exterior change will be an emergency stairway from the second floor dining area to the sidewalk along the river side of the building, as shown in the revised plan.
 - b. Christine Brennan expressed concern about the impact the expansion will have on parking. John Morrissey explained that also concerned others, including the Planning Board. A site walk through the village revealed approximately 91 available parking spaces. Successful businesses create a demand for parking spaces; Cornish's parking problem is not unlike that of other locations (Old Port, Freeport, etc.); it is an indicator of a healthy community. The BOS and Planning Board will continue to work together to alleviate the problem, realizing there is no "easy fix". Steve Smith asked if the Joe Traunig property on Thompson Street had been investigated. John responded "Not as yet, but it will be added to the list". The lot of Stan Cahill was brought up again as an option. Bill stated that one of his neighbors told his wife that she had put an offer on the Cahill property.
 - c. Ken Hall: Motion to approve Phase II as presented; seconded by Norm Harding. Voted 5 Yeas, 0 Nays. Bill will prepare a Letter of Approval to be signed at the January 19th Workshop Meeting.
3. **Formal Hearing:** Chris and Billy Anastasiadis have purchased the property located at 156 Maple Street (Map U-01, Lot 020), commonly known as the "old" Stoneridge Restaurant are seeking a change of use permit to open a restaurant known as **Fairgrounds Pizza & Grill**.
 - a. Chris and Billy Anastasiadis presented an update of their plan which included:
 - i. An opening date of November/December, 2015;
 - ii. They will remove the dead tree, which could damage the fence if it fell down. Dan Sherman asked if they could hold off until next Friday because the Fairgrounds Committee meets on Thursday, January 15th. They agreed.
 - iii. Diann Perkins said she knew exactly where the boundary line was, and could show them when the snow is gone.
 - iv. The restaurant is already handicapped accessible, and the same entrance/exit will be used.
 - v. The cellar will not be open to the public; instead, it will be used for storage.
4. **Formal Hearing:** James Carr has applied for permission to expand the storage capacity at his business **Cornish Drive-in Storage** at 233 Main Street by adding one row of storage units and extending existing units so that all five rows will be of equal length. Plans are posted on the white board at the Town Hall.
 - a. Mr. Carr presented a drawing representing the proposed changes to his storage facility, with dimensions of the setback as follows: Front (110 ft.); Rear (30 ft.); East Side (77 ft.); West Side (50 ft.). All are within acceptable limits.
 - b. The maximum impervious area in the CD is 60%. Mr. Carr proposes to pave the hatched areas in the diagram provided and will have Steve Estes prepare a scale drawing that will show in detail how the runoff will be handled for the completed project.
 - c. When questioned about the distance from the Water District's wells, Mr. Carr replied "500 feet".
 - d. Mr. Carr will be back for approval at the Business Meeting on February 2, 2015.
5. **Cornish CEO, Wes Sunderland Updates:**
 - a. Warren Libby, representing Lucas Tree, acting as an independent contractor, proposes to use the land at 256 Maple Street, owned by Robert Harrisburg (Map R-01, Lot 011), as a storage site for 300 – 500 cu. yds. wood chips. Periodic removal would take place for a year or more, depending on need and schedule.
 - i. This plan is on hold, as Mr. Libby is investigating a new site on property owned by Jordan Tree Harvesters.

- ii. Ken Hall remarked that the Harrisburg site was an eyesore and questioned how it was allowed to occur on this property, but storage trailers are banned on home sites for individuals.
- b. Veterans Monument Committee
 - i. Wes reported that Roland Scott had requested a ruling on classifying the monument as a “stone sign”. Initially, Wes thought it was permissible. Nancy Perkins instructed Diane Harrington to ask MMA for a legal opinion regarding whether or not the monument could be considered a sign. The response from MMA indicated that the “monument” and/or the “sign” is a structure and is clearly defined as such in the Land Use Ordinance. “If the monument is a “sign” it would generally need to meet the sign standards in the ordinance in addition to – not instead of – the requirements that would generally apply to permitting a structure/use.” In addition, a sign has lettering that is “in the nature of an announcement, direction, or advertisement”.
 - ii. Wes agreed with the Board of Selectmen and members of the Planning Board that the monument is a “structure” and requires planning board approval.
 - iii. Wes also reported that he had a conversation with Richard Jiang and he (R.J.) would rather not see the monument at Stoneridge.
 - iv. John Morrissey stated that the Veterans Monument Committee has not responded to either of two letters sent by the Board, (dated 8/26/14 and 9/12/14) in which specific details were requested regarding missing information that is necessary for the process to move forward. Due to the sixty-day limit on applications, the Committee was informed in a letter dated October 11, 2014 that the application was closed.
- 6. Discussion: Shoreland Zoning Maps (Revisions, Adoption process).
 - a. The maps have arrived. Bill will contact Rob Sutherland (J. E. O'Donnell & Associates) and ask for three additional copies, PDF files, and an invoice before January 31 so that it can come out of this year's budget. The maps will be voted on at the 2015 Town Meeting. Suggested wording: **To see if the Town will adopt the following updated maps as presented by O'Donnell and Associates: Land Use District Map; Water Quality Plan; and Maine Department of Environmental Protection Mandatory Shoreland Zoning. Funding estimated at three hundred dollars (\$300.00) to come from the Planning Board budget, 2014.**

7. Other: None

Unfinished Business: None

Public Comment: None

Communications Sent/Received: See 5. (b).

Agenda Items for Next Meeting: **Workshop Meeting – Monday, January 19, 2015 @ 6:30 PM**

- 1. Approve Minutes of the Business Meeting of January 5, 2015.
- 2. Sign Krista's Letter Of Approval
- 3. Informal Hearing: Fridman Project/Sanborn, 28 Brown Brook Drive (Map R-08, Lot 043A).
- 4. BOS letter re: Cornish Parking.
- 5. Other:

Adjourn: 8:35 PM

Respectfully Submitted,



William Hoxie, Planning Board Secretary