

Town of Cornish
PLANNING BOARD

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

Monday, December 21, 2015

WORKSHOP MEETING MINUTES (Approved 1/18/16) Vote: 4 Yes, 0 No

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

Absent: Norm Harding

Guests: Wes Sunderland, CEO;

Call Meeting to Order: 6:34 PM by John Morrissey

New Business:

1. Approve minutes of the December 7, 2015 Business Meeting
 - a. Motion to approve as corrected: Mat Cama, second by Ken Hall. Vote: 4 Yes, 0 No
2. Other:
 - a. Ken Hall and Bill Hoxie gave a recap of the December 3 Hearing regarding the future plans for Pike Hall.
 - i. About 30 people attended.
 - ii. Two options were discussed
 1. Renovate Current Space
 - a. Estimated Cost: 1500 SF @ \$85/SF \$127,000
 - b. New heating system (Depends on whether it serves entire building or just offices): \$50,000 - \$75,000
 - c. Would cover window replacement, adding furred walls and insulation, dropped ceilings, new flooring, new lighting
 - d. This option would require funding all at once with a loan or bond and we would have to have some temporary space for staff during renovations. Occupied renovations generally take longer and cost more than non-occupied.
 - e. Estimated Cost: \$200,000
 2. Construct New Space (Build a new town office building on a piece of town-owned property)
 - a. 1500 SF @ \$167/SF: \$250,000
 - b. This option could be funded with designated, appropriated funds; suggest \$50,000/year for 5 years.
 3. Potential Impact to Taxpayers:

\$100,000	\$200,000
<u>Valuation</u>	<u>Valuation</u>

<u>Option 1:</u> \$250,000 one-time up front	\$125/year	\$250/year
<u>Option 2:</u> \$250,000 over 5 years	\$25/ year	\$50/year
<u>Option 3:</u> \$36,000 over 5 years	\$4/year	\$8/year
<u>Option 4:</u> \$50,000 one-time up front	\$25/year	\$50/year

(Necessary in any option above)

Note: A straw poll indicated little or no interest in renting a space at Call's Complex; 5 favored renovating the current space; 2 favored moving the town office into the Fire Station while renovating the current location; 19 favored building a new town office on town-owned property. *The figures in the straw poll are to my best recollection.* No one favored abandoning Pike Hall, but would like to see it maintained, improved, and converted to another use appropriate for its historic features.

Unfinished Business: None

Communications Received/Sent: None

Agenda Items for Next Meeting: **Business Meeting – Monday, January 4, 2015 @ 6:30 PM.**

1. Approve Minutes of the December 21, 2015 Workshop Meeting.
2. Other:

Adjourn: PM

Respectfully Submitted:

W Hoxie

William Hoxie, Planning Board Secretary