

**Town of Cornish
Planning Board Meeting Minutes
Meeting of 10/04/04**

CPB Members in Attendance: Dan Sherman, Dan Vaillancourt, Sheena Randall, Darrell Watson, Les MacMaster

Dan Sherman called the meeting to order at around 7:00PM.

Agenda Item #1 - Hoggins and Gardner LLC (Tom Welch) representing ATT Wireless

2nd meeting concerning co-location of wireless telecommunications and antenna's and equipment on an existing monopole tower owned by Crown Castle.

Jamie Oman-Saltmarsh (of Southern Maine Regional Planning) is retained as board's consultant for this application.

A discussion was held concerning missing items in the application. Tom Welch indicated that H&G had responded by mail. The CPB Chairman acknowledged receipt of the response and indicated that JOS will be reviewing all materials submitted by H&G.

A discussion was held regarding coverage area. Tom Welch brought Heather Castagnaro (site planning consultant) and Rakesh Goal (RF engineer) who works for Bechtel for comment and questions. Topography is the limiting factor as no signal can go through the surrounding hills.

JOS commented that this is exactly the kind of application the tower was built for, and did not see the need to confirm the information supplied in this application, as ATT would not spend the time and money if ATT did not think there was a demand for services in the area.

Agenda Item #2 – M.H. Humphrey & Sons, Inc.

To review a new application concerning a proposed business that would include Embroidery and Vinyl Lettering.

The CPB Chairman had a conversation with the people prior to the formal CPB meeting. He requested that the applicant's notify all abutters within 500 feet of their proposed project. The applicants were not present during the formal meeting.

Agenda Item #3 - Call Enterprises, represented by John Cleveland of Community Dynamics Corp. Application to review a new development on a parcel of land located within the Call's Shopping Complex.

Call Enterprises now has signed agreements with two potential tenants and these tenants are prepared to move forward. Tonight's meeting is to go through the pre-application process so Call's is sure that all the information required or needed is provided in anticipation of a full meeting in the future.

Overall site plan was presented. A preliminary plan for the 3,000 square foot facility was also presented. Facility to be built would be consistent with the Post Office facility and grocery store. No new entrance to RT 25 is required.

CPB will retain a consultant from SMRP to review the application.

Funding of SMRP escrow will be around \$1,500. The CPB Chairman will request estimate when he talks to SMRP this week.

Agenda Item #4 – Howland Homes to discuss a parcel of property up on the High Road (High Meadow Acres subdivision).

This is a continuation of the May, 2004 meeting.

Scott Howland, Linda Hanscom (Griffith) (owner of property) were present.

Updated plot plans were presented. Original plan had two lots and were cut in half and sold off with Ms. Hanscom retaining a seven acre area (two contiguous lots) as a middle lot. Ms. Hanscom needed to present a new plan to correct the title defect with the people that purchased the lots that were split off. Simultaneously, Mr. Howland wanted to move the center line of the seven acre area to create two conforming lots.

The CPB Chair deferred to Sheena Randall. Ms. Randall said Ms. Hanscom should restart the process from the beginning. CPB will need a site plan review to make a subdivision creating the two lots that were sold and already built, according to the town ordinance.

CPB's primary objective is to clear up the title defects in the existing lots.

Mr. Howland's request to subdivide seven acre area into two conforming lots by moving the center line will be addressed as a separate item once title defects are resolved.

It was agreed that the CEO will discuss the Hanscom subdivision and subsequent title defects with the Town Selectmen at their next meeting (10/11/04) to see what redress the Town should seek.