

Members present: Marilyn McCulloch, Judy Matheson, Walter Stickney, Ken Leavitt
 Also present: Bruce Smith, CEO; Warren Neal and Vinal Pendexter, Selectmen

Aaron Shapiro and John Morse were present for Gleichman and Co, Inc. to discuss a proposed 24 unit family housing project called Cornish Commons. Four buildings, six units each. Has 112' road frontage. Proposes double driveway for entrance and exit. Also includes a community building and trash building. On site septic system. Row type housing using three different designs. Community building is designed to meet state criteria for day care centers serving up to twenty four children. Also it contains a laundry center. The proposed septic systems as shown on the sketch plan may change location. The development includes 15.25 acres (state mandates approximately 8.4 acres) State mandates no more than four people to two-bedroom units. There will be 14-two bedroom units, four three-bedroom units, and six one-bedroom units. There will be an onsite manager. 46 parking spaces. Anticipate use of town water. Stockade fencing and greenery for buffers. Income guidelines: family of 3 - maximum \$20,000
 1 - maximum of \$15,414; 2 - maximum of \$17,616; 4 - maximum of \$22,020. Rent structure 30% of income, less utility allowance. Each unit has a rental allowance. FHA picks up the difference. Maximum population of 92. Mr. Shapiro said that 50% of that figure would be an operative. Theoretical maximum of 44 children. Mr. Morse said that typically the actual number would be about 50% of that figure. Warren Neal asked about septage disposal, as the Town's approved site for gallons per year is near maximum use. Phasing the development is not possible under FHA financing. Mr. Shapiro in response to a question about the need of the area for such a project, asked where in the ordinance the issue of need is addressed. M.M. stated that the Comprehensive Plan study did not show a need and that the question of need was a fair one. Gleichman stated they have a market survey which shows that a need exists, and that approximately 70% of the potential residents would come from Cornish. K.L. stated that when a business impacts on the welfare of 1100 residents that all aspects should be addressed. Vinal P. asked if 70% of the units are filled with people from Cornish, who moves into where they move from. Vinal P: What are the plans for the remaining land? Gleichman holds only an option on the 15.25 acres and the residential out parcel located on Route 25. J.M. asked about police force protection in other places. Answer: town police. JM: how many people in your other projects are on assistance? Don't know.

first Tues. in Dec.
 Sewage - DuWitt Mills (Parsanfall) max 204,650 gals - ^{draw} total for the site 5.5.3
 Septic tanks Item - 63,000 Cornish - 24,000 - last year.
 Estimate Figure - Item 8 - is not permitted Sanford - in winter - We go to Sanford - towns themselves.
 Solid waste -
 - local boards =

Mr. Morse said there is absolutely no reason for residents to come to the town for rental or heating assistance, or electrical utility expenses. The Town should get a letter from FHA confirming this. Mr. Shapiro stated he would get letters from Town Managers where these projects exist detailing how the projects are working. W.S. stated that if Gleichman would read page 32 and 33 of the ordinance they would see where the question of need and the other "social" issues that have been discussed are pertinent. Cost of the project: \$1.3 million. Gleichman would operate the day care.

They will be put on the agenda for Nov.5th meeting.

Minutes of Sept. 3, 1991 meeting were accepted with corrections about Ken Leavitt being voted Vice Chairman by a 4-0 vote.

A discussion of the Patten subdivision, regarding the Letter of Credit. More information is needed about the legal status of the subdivision.

Judy M. said a woman Route #5 called about a daycare facility. She will be told that the Planning Board would consider it a school, therefore allowed by Conditional Use.

Respectfully submitted,

Walter Stickney, Secretary