 **PLANNING BOARD**

 17 Maple Street

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Monday, October 1, 2018

BUSINESS MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:30 p.m.

Present: Jessica Larson, Eve Bergstrom, Ken Hall, Stephanie Smith, Emily Ward, Nancy Perkins Sandra Watts, Code Enforcement Officer Wes Sunderland, Recorder Desirae Bachelder.

Guests Present: Billy Anastasiadis, Debra Furlong, Sam Park, Chris Calnan, Diann Perkins, Angel Eastman, Steve Smith, Victoria Perry, John Watts

**New Business:**

**(NOTE: There were adjustments to the order of the agenda items. The minutes reflect the order in which items were discussed. )**

1. **Approve minutes from September 17, 2018 business meeting**

Ken Hall made a motion to approve the September 17, 2018 business and workshop meeting minutes as amended. It was seconded by Stephanie Smith. Motion carried with all in favor.

1. **Isabelle Lafforgue – Approval Letter**

The board read the Conditional Use Permit approval letter addressed to Isabelle Lafforgue owner of 110 Maple Street; the Board then signed the letter.

1. **Paul Schumacher – SMPDC Proposal Selectmen’s Review**

A letter was sent to the selectmen requesting a meeting to discuss the proposal from Southern Maine Planning and Development Commission and the possibility of scheduling a Special Town Meeting.

Selectman Chris Calnan noted that the selectmen’s October 17, 2018 workshop has many items on the agenda, and he believes that the planning board is one of them. Desirae Bachelder will e-mail the selectmen and confirm the date and time.

1. **Historic District Permit**

The board discussed emails from Maine Municipal Association (MMA) concerning this matter. Nancy suggested forming a committee of three to five members that are versed in the antique world and would be willing to volunteer their time to help maintain the historic nature of the village.

Emily suggested contacting the Maine Preservation Society concerning structure, and period architecture.

Jess asked Wes about permits outside of the historic district. Wes stated that regular repair and maintenance can be done without a permit. For example window replacement in the historic district would not require a permit as long as the windows remain the same size. There are no permits required for painting the outside of historic buildings either. Emily explained that this discussion was intended to educate the public in the historic district to let them know that there are some guidelines that the property owners should be aware of.

Nancy suggested asking Meredith Harding to come to a workshop meeting and talk about historic preservation.

Jess Larson made a motion to table discussion until the workshop meeting on October 15, 2018. It was seconded by Eve Bergstrom. Motion carried with 4 in favor 1 abstained.

1. **Home Occupation Permit**

Jess gave the other board members copies of home occupation applications from Gorham and Old Orchard Beach. Jess would like to further discus this at the workshop meeting and start putting together an application.

1. **Debra Furlong – Subdivision Pre-Application – R08-039B**

Jess explained that this is a pre-application meeting. It is on Map R08 – 039B, is a 10 acre parcel in the Agricultural District with a piece of the parcel in the Resource Protection District. Nancy asked Ms. Furlong if she had purchased the property as a single 10 acre lot or 2 separate lots. Ms. Furlong stated that she had purchased a single 10 acre lot and divided it last year into 2, 4 acre and 6 acre lots. She is proposing to split the 6 acres into two 3 acre lots per the minimum lot requirements. There is currently a duplex on the 4 acre lot, and a duplex on the 6 acre lot.

This is being classified as a minor subdivision and will need a Site Plan Review Application. Cornish Land Use Ordinances Article II Section 8 (J)(3)(b)(v) “No more than two lots in any subdivision may access directly onto an existing State or Town road.”

Chris Calnan asked if Ms. Furlong waits the five years to split the lots again wouldn’t the end result be the same. Emily suggested sending the question to MMA for clarification. Nancy suggested asking if the site distance is a factor. Emily stated that the question that should go to MMA is that there is a proposed three lot subdivision on a town road (Joe Berry Road) all three lots have a certain amount of frontage and the ability to place individual driveways at the correct distances according to the ordinances, is this legal to approve according to the ordinances and reference the ordinances.

It was clarified that if Ms. Furlong did wait the five years there would be no problem with three driveways accessing Joe Berry Road, but because she wants to split the property now it becomes a minor subdivision and needs to follow Article II Section 8 (J) of the ordinances.

Emily commented that if the board has the ability to make an exception that’s great, but it could be precedent setting. Wes suggested giving Ms. Furlong an application and let her know what she needs for the next meeting.

1. **Billy Anastasiadis – Fairgrounds Expansion – U01-020**

Billy Anastasiadis stated that he is before the Board for the property that is located on the Cornish Fairgrounds. Mr. Anastasiadis has a deeded easement that says “The right and use to the premises above described is for the placing, maintenance, repair and replacement of a septic tank drainage field for use with premises adjoining and Easterly thereof, together with the right to landscape said premises and to use the same for parking purposes.”

Mr. Anastasiadis is replacing the leach field and installing concrete chambers on the easement, and installing bigger septic tanks on his own property. The leach field area is going to be the same size and go in the same spot as the current leach field. Mr. Anastasiadis presented plans to the Board that show the existing leach field drawn under the proposed leach field. There will be a 3,000 gallon grease tank installed, a 4,000 gallon septic tank, and another 2,000 gallon tank. The fence separating the Fairgrounds restaurant and the track will need to be moved. The proposed parking lot cannot be paved, Mr. Anastasiadis is agreeable to keeping the proposed parking lot gravel.

The Board discussed the proposed expansion to the Fairgrounds Restaurant. The expansion will be 41’ by 34’ which is approximately 1,400 square feet. The whole building is approximately 5,000 square feet. This expansion will include 36 seats which will bring the seating capacity to 30 for the patio, 36 for the expansion and 90 for the restaurant. The plan is for 160 seats, but will need to be approved by the State of Maine. There are approximately 70 parking spaces currently. With a seating capacity of 160, Mr. Anastasiadis needs 53 parking spaces, 1 space for every 3 seats, plus 15 spaces for the employees and 6 spaces for the take out window.

The Board discussed impervious surface area. Emily asked what the recommendation was as far as paving over cement chambers, and will it ever need to be dug up. Mr. Anastasiadis stated that he had paved over the chambers at Dunking Donuts last year.

Mr. Anastasiadis stated there will be 25-30 parking spaces. Emily would like an engineer’s plan for the parking area. Jess agreed that the Board needs to know how many spaces there are going to be, if it is safe to have 20-30 vehicles parked on the concrete chambers, and where the access point will be for the parking area. Mr. Anastasiadis stated that the parking area will be accessed from the current parking lot. He called the engineer and Jess was able to ask the engineer what the maximum capacity for parking that would not adversely affect the septic design. The engineer replied that the concrete chambers are designed and structured for weight. The chambers shouldn’t hold the weight of anything more than passenger vehicles. The engineer agreed that a plan can be drawn up.

There was a brief discussion about the fence that it around the fairgrounds race track. It was determined that it was not a planning board issue. The Selectmen will need to address the fence with the Fairgrounds Committee and the restaurant owners.

It was determined that this expansion will require a Site Plan Review application.

Ken Hall made a motion to schedule a public hearing on November 5, 2018, and a site walk on November 5, 2018 at 3:00 pm. It was seconded by Emily Ward. Motion carried with all in favor.

**Communications Received/Sent:**

1. Jody David CUP Approval sent 9/25/2018

**Adjournment:**

Eve Bergstrom made a motion to adjourn the business meeting at 8:41 p.m. It was seconded by Emily Ward. Motion carried with all in favor.

Respectfully Submitted,



Desirae Bachelder

CPB Secretary