

Town of Cornish
PLANNING BOARD

17 Maple Street
Cornish, Maine 04020

Telephone: 207.625.4324 Fax: 207.625.4416

Monday, October 19, 2015
WORKSHOP MEETING MINUTES (Approved 11/2/15) 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. **Informal Hearing:** Joe Lenkowski: Plan to adopt "As built subdivision"
 - a. Mr. Lenkowski was not present, but Bill Hoxie reported that Shelley Sawyer had dropped off the most recent survey (including a detailed history of the land transactions). Mr. Lenkowski will be at the next business meeting on November 2, 2015 to answer any questions from abutters. Abutters (22) were notified on October 19, 2015; Survey and explanation were posted at the Town Hall on this date.
2. **Informal Hearing:** New England Structures: Move location to a 15-acre lot in the Industrial Park
 - a. Matthew Cormier could not be present due to a family emergency, but his representative explained that the business (*Northeast Structures*) had outgrown the current building at 4 Industrial Way and has entered into an agreement purchase a 15-acre lot from North Country Land, Inc. adjacent to Map Ro2, Lot 064-C.
 - b. The new building will have a width of 80' and a length of 175', with a eave height of 22' and will be constructed by Patco.
 - c. Abutting landowners (6) were notified of the application on October 21, 2015.
 - d. Preliminary details of the building were received and posted at the Town Hall on the same date (October 21st).
 - e. The larger facility will enable production to increase in the range of 1,000 buildings annually.
 - f. The land survey and construction details will be available ASAP.
 - g. The application will come before the Board for formal review on November 2, 2015.
3. **Informal Hearing:** Steven Feeley re: Building a driveway on land along Roland Day Road. CEO Wes Sunderland advised Mr. Feeley that the land is unusable; he still wants a review.
 - a. Mr. Feeley stated that he wanted to build a driveway large enough to park his RV on.
 - b. Wes Sunderland explained that the lot was entirely a fresh-water wetland and frequently experiences flooding, making it unbuildable, thus a stop-work order had been issued.
 - c. John Morrissey explained that wetlands were protected by local, state, and federal regulations. Therefore, the Board had no choice but to deny the application.
 - d. Mr. Feeley said he understood the decision of the Board.
 - e. Wes Sunderland suggested Mr. Feeley go back to the landowner (Mr. Blake) and negotiate a deal to purchase a buildable lot.
4. Sign approval documents: Kevin Mason, Bruce A. Smith, Kathleen Carr.
 - a. Completed.
5. Approve minutes of the October 5, 2015 Business Meeting.
 - a. Motion to approve as presented: Mat Cama; seconded by Ken Hall. Vote: 4 Yes, 0 No
6. Other: None.
7. Motion to adjourn: Ken Hall; seconded by Bill Hoxie. Vote: 4 Yes, 0 No.

Unfinished Business: None

Communications Received/Sent: None

Agenda Items for Next Meeting: Business Meeting – Monday, November 2, 2015 @ 6:30 PM.

1. **Formal Hearing:** Frank Sanborn/Joe Lenkowski proposal to adopt "As-Built" subdivision.
2. **Formal Hearing:** Northeast Structures relocation application.
3. Approve minutes of the workshop meeting held on October 19, 2015.
4. Other:
5. Adjourn.

Adjourn: PM

Respectfully Submitted:

W Hoxie

TOWN OF CORNISH
PLANNING BOARD
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Telephone: 207.625.4324 Fax: 207.625.4416

Monday, November 2, 2015

BUSINESS MEETING MINUTES (Approved 11/16/15 Vote: 4 Yes, 0 No)

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

Absent: Norm Harding

Guests: Frank Sanborn, Shelley Sawyer, Joe Lenkowski, Matthew & Cynthia Cormier, and 8 others.

Call Meeting to Order: Meeting was called to order at 6:31 PM

New Business:

1. **Formal Hearing:** Joseph Lenkowski, an attorney hired by Frank Sanborn to correct an unintentional subdivision that was created when Mr. Sanborn sold a lot within five years. Mr. Lenkowski has worked with the landowners and the Planning Board to propose the adoption of an "As-built" subdivision that will correct the errors and give a clear title to the landowners in the subdivision. (Map R-08, Lots 43-A through G). A copy of the proposed plan is on display at the Town Hall for inspection. Abutters (22) were notified by mail on October 19, 2015.
 - a. Joe Lenkowski gave a history of how the unintentional subdivision occurred and explained the reasoning for his plan to have the Board approve the subdivision "As Built".
 - b. Abutters present did not object to the plan, but wanted clarification on some of the details. Mr. Lenkowski answered their questions satisfactorily.
 - c. John Morrissey asked for a motion to approve the plan. Mat Cama so moved, seconded by Ken Hall, and approved with a vote of 4 Yes, 0 No.
2. **Formal Hearing:** The Cornish Planning Board received a request from Matthew and Cynthia Cormier to move the location of their business, Northeast Structures from the current location at 4 Industrial Way to another location further up the road on a 15-acre lot purchased from North Country Land, Inc. (Adjacent to Map R-02, Lot 064-C). Abutters (6) were notified by mail on October 21, 2015. Building design has been posted at the Town Hall.
 - a. Matt Cormier gave an overview of the necessity of the project:
 - i. The business has outgrown the current location. They currently produce about one-thousand structures a year, but they are looking to produce three times that amount.
 - ii. The current structure will be used until the new one is built; after that the building will be used for painting, etc., or it may be sold.
 - iii. The survey has been completed and the building design has been produced by Patco. The 80' x 175' building will sit on a 15-acre lot with plenty of room for storage and expansion, if necessary.
 - b. After discussion about issues such as drainage, paving, overhead electrical service, increased traffic flow, etc., John Morrissey asked for a motion to approve the project.
 - c. Ken Hall made a motion to approve, seconded by Mat Cama, and approved with a vote of 4 Yes, 0 No.
3. Approve the minutes of the October 19, 2015 Workshop Meeting.
 - a. Motion by Ken Hall to approve as presented; seconded by Mat Cama, and approved with a vote of 4 Yes, 0 No.
4. Other: None
5. Adjourn

Unfinished Business: None

Public Comment: None

Communications Sent/Received:

Agenda Items for Next Meeting: Workshop Meeting – Monday, November 16, 2015 @ 6:30 PM

1. Approve Minutes of Business Meeting of November 2, 2015.
2. Other:

Adjourn: 7:28 PM

Respectfully Submitted,

W Hoxie

William Hoxie
Planning Board Secretary