

Members Present: Marilyn McCulloch, Judy Matheson, Walter Stickney,  
Diann Perkins (CEO - Bruce Smith)  
(1st. Selectman: Warren Neal)

Meeting was called to order at 7:05pm.

At 7:15pm the Public Hearing on the request of Gleichman and Co. to build and operate a 25-unit Congregate Care Apartment facility on Route #5, north of Route #25 was called to order. Fire Chief Charles Pingree was the only member of the Public present for the hearing. Mr. Pingree stated that the Fire Department thought that a sprinkler system would be required for the building, but he has not been able to confirm it. The department has no problem with the building as proposed, stating that if it was found that a sprinkler system is required, that it should be put in at that time. Mr. Turgeon, for Gleichman and Co., read the letter he had sent to the Cornish Fire Department, explaining the Fire Stopping Construction methods and emergency contingencies built into the building. Mrs. Pam Gleichman stated that the plans must be approved by the State Fire Marshall's office. The Federal Housing Administration inspects the construction approximately twice a month. Also, a State inspector and a Bank inspector make inspections. The Codes Enforcement Officer of Cornish, will be included in all the inspections. The Cornish Fire Chief did recommend that a hydrant be installed near the parking lot and Gleichman and Co. will comply at their expense. Marilyn McC. asked Mr. Pingree about an access road around the building. He said the Fire Department did not deem it necessary that the access road entirely circle the building, in order to give adequate fire protection. (Access road is shown on Plot Plan). The Fire Chief asked where the driveway would enter the street, Route #5. It appears it will be where the grade levels off, about half way between the last residence and the salt shed.

The public portion of the hearing was closed at 7:40pm.

The Planning Board meeting followed the Public Hearing. The notes of the Public Hearing are included in the Minutes of the meeting. (above). Gleichman and Co. presented a cross-section of the proposed driveway, parking area, and service (access) road. The cross-section appears to meet what is required. Next: the hydrogeological study was discussed. Gleichman and Co. brought a letter from Consia Geotechnical Engineering, Inc. which responds to a letter from Dan Fleishman who was asked by the Planning Board to review the study for the Board. The letter explained the differences found. It also stated that a "peat leach field" needs to be utilized, which will be used. The State must review and approve the proposed system, making sure that it meets Cornish Water Quality Standards, as adopted by the Cornish Planning Board on May 9, 1989. Cornish's CEO is concerned that the State must approve the system using the standards required by the Town of Cornish. That assurance will be given. As a condition to the Conditional Use Permit, Gleichman and Co. will forward to the Cornish CEO all correspondence between themselves and their site engineer as to the design of the waste water disposal system and the nitrate standards used in the design. Also, a copy of the State approval of the system must be sent to the CEO. A statement from the site engineer stating that the design will meet the standards adopted May 9, 1988 must be sent to the Codes Enforcement Officer. So moved by Walter Stickney, seconded by Diann Perkins -  
Vote: 4 - 0 in favor.

The Planning Board received a copy of a letter previously, dated July 6, 1989 from the Cornish Water District mailed to Gleichman and Co. outlining the methods and requirements for a water main extension. It is noted that Gleichman and Co. outlining the methods and requirements for a water main extension. It is noted that Gleichman and Co. will enter into a contract with the Cornish Water District as to the work to be done.

On the most recent site plan the power and telephone are shown to be overhead. Marilyn McCulloch discovered this. They are to be underground and will be shown as such on the final plan. As to Final Plan regarding the standards A - F - M - see hydrogeological study . B-C -see letter from Water District. (enclosed). E - located on Major arterial

G - e- letter From David Jordan  
I - it would embrace the neighborhood  
J - to the best of our knowledge  
K - N/A letter of credit waived  
L - N/A  
M - N/A

The Board notes no wells will be drilled for the project

Moved by Walter Stickney to grant Conditional Use Permit with conditions, and to grant Final Plan approval subject to the mylar reflecting change (O.H. power to underground) noted at this meeting November 21, 1989. Diann Perkins seconded. Vote: 4-0 in favor.

Gleichman and Co. put on the agenda for December 5, 1989 for signing of the Mylar, which will reflect the underground power.

Patten Corp., represented by Jim Boyle

1. The letter of credit has been completed as stated in a letter received from Warren Neal, Selectman, dated Nov. 21, 1989.

2. The letter from Mr. Brown, Superintendent of Schools was discussed. It stated that if the subdivision was 100% sold and were 100% build, it would overcrowd the school system. J.M. asked Mr. Boyle how long he expected it would take to sell all the lots. Mr. Boyle stated their position is that the limits should be placed on houses built and not lots sold. The Planning Board does not have the legal right to set limits on building permits. W.S. said that under the present state program that allows expansion of school systems only after conditions of overcrowding exist and phasing of the subdivision won't help the situation. He thought that if a problem develops the town should enact a building permit limit

Moved by Judy Matheson, seconded by Diann Perkins: I believe that with growth in Cornish that we should phase this project with the sale of only 20 lots the first year, and 19 the second. Vote: Judy in favor, remaining three members opposed

Findings of fact:

## Findings of Fact, on Patten Subdivision application:

- A- Hydrogeologic study, and DEP approval
- b. Hydrogeologic study, CWD letter and well driller
- c. Approval by CWD
- D. Soil Erosion and Sedimentation Control plan - approved by York county
- E. DOT sees no problem, and sight distances are excellent
- F. Hydrogeologic, site evaluations, and DEP
- G. Contract with Consolidated Waste Services
- I Reviewed by Maine Historic Preservation Commission
- J. Best of our knowledge
- K. Letter of Credit
- L All land on shoreland retained as open space
- M Hydrogeologic study, and DEP.
- N N/A land in flood has been retained as open space and subject to Saco River Corriver Commission regulations.

No negative findings of fact.

Marilyn McC. moved to approve Final Plan Approval and Conditional Use Permit approval of Saco River Estates. Diann Perkins seconded. No discussion. Vote: 4 - 0 in favor.

Selectman, Warren Neal brought a letter to the Board from Mrs. Conover representing Co-Hi Orchards and Stanley Cohn asking the Selectmen to initiate a zoning change action. A public hearing on this matter will be held December 19, 1989 on this matter.

Minutes of November 8, 1989 meeting were accepted as written.

Meeting ajourned at 10:00pm.

Sincerely,

Walter Stickney, Secretary Cornish Planning Board