

PLANNING BOARD MEETING - December 1, 1987

Present: M. McCulloch; V. Pendexter; M. Picchi; W. Stickney;  
D. Perkins

Meeting called to order at 7 p.m.

There will be a workshop on the 3rd Tues of each month. David feels it is open to the public and minutes must be kept. Walter said the meetings could be taped, P.B. has money they could use to purchase taperecorder. Warren thinks this should be advertised as workshops and no decisions should be made.

- 1) Comprehensive Planning: Cornish has a Comprehensive Plan, it may be out of date.
- 2) Minutes of November meeting accepted as written. Motion made and seconded to accept the minutes. VOTE.
- 3) Agenda: Patten Corp. S. Smith; S. DiBiaso
- 4) Marilyn asked what each member got out of the Southern Maine Regional Planning session?

Diann: Update Comp. Plan, Zoning Ordinance in writing, she feels we should have a moritorium on any building until Zoning was straightened out.

Walter: Does not feel it is necessary. Workshops are helpful.

Mary: Workshops are helpful.

Vinal: A moritorium on what?

Marilyn: Feels that P.B. has a handle on everything right now. Should meet and update zoning.

- 5) Patten Corp.: Presented plan to Board with changes:

- 1) Pinetree Road.
- 2) 20' contour lines.
- 3) Fire Hydrants
- 4) Adjacent abutters on map with book & page #.
- 5) Water supply.
- 6) Mr. Mayo not a soils scientist - a site evaluator
- 7) Black top 24' across.

Flood Plain - will have exact elevation on final plan. Water availability will be done by hydrologist.

To meet with SRCC on Friday. Marilyn met with DOT and expressed concern in regard to driveways opening on Route #25. DOT saw no reason at this time to cut down speed on #25, no reason for lowering speed. "Reduce Speed" sign should be erected. The 4 lot deeds and covenants have restrictions in deeds. 50' buffer green belt, with no cutting.

- 6) Marilyn met with Selectmen re land. The Selectmen do not want to take the land and the liability of it. Would rather accept a cash payment. Land: 1.6 acre lot, belonging to Poulin). Has anyone ever set aside any land for the use of the townspeople? Jim Seelye said he does not ever recall any. Waiting for Selectmen to make decision Monday. This will all come up at the Hearing for the Subdivision, and the public can voice their opinion. The amount of cash would be \$5,000 from Patten in lieu of Poulin's land. The common area will remain for sub-division.

Road requirements: 20' travel surface; 3' shoulder on one side and 5' shoulder on other side. Provision for Sidewalks.

Marilyn; sees no need for sidewalks, noone would keep them clear in the winter. Roads belong to Assoc. until accepted by Town, but will have to be built to Town specifications.

7) Still in need of letter of Credit based on firm bid.

8) Stephen Smith: Property off Route 25 opposite Dall's Diner, runs between Traunigs & Nason's, residential zone. He has option to buy property and asked for a Town Meeting to rezone to Commercial. PB to set date for hearing, if PB votes positively, then they have to petition for a Town Meeting. If P.B. denies neet Petition 10% of people who voted in last gubertorial election.

Diann: PB should not look at this. They have not spoken to abutters.

Vinal will abstain from any vote, conflict of interest.

Walter: Will vote for zoning change if the boundaries go from Route 5 through Co-Hi. Does not like to take two acres out and would not vote for it.

Marilyn; Agrees - do whole town when presenting change to town.

Walter: MOTION: Action to change zoning from Texaco, Route 5 through Co-Hi from Residential to Business/Commercial. Seconded. Discussion: Diann not in favor, no boundary lines.

motion made to withdraw Motion and Second. VOTE.

Mary; MOTION: That we accept exact what the Smith's propose and change two acres from residential zoning to business/commercial. NO seCOND.

Diann: motION wait until workshop and come back to regular meeting. no second.

Marilyn: motion made that we wook over more thoroughly at workshop and take it to Selectmen and then to Town Meeting. Second. VOTE 3-1.

Steve will lose option on property if he does not act promptly.

9) CODE report; Electrical Inspector, no elec. permit in ordinance, now included in building permit. Zoning districts: Zoning map as it pertains to districts very ambiguous. Comprehensive Plan; After he read the Comp. Plan regarding residential area. Around 1974 two subdivisions were approved, and this zoning should be changed. Two requests this past month and referred to Planning Board for Conditional use Permits: 1. Stephen Smith 2. James Seelye. Marilyn did not receive Jim's application.

Workhop December 15.

MOTION: MEETING ADJOURNED.

Respectfully submitted  
Joan Bettencourt, Recording Secretary