

Town of Cornish
Planning Board Meeting Minutes
December 1, 2003

Members: *Dan Sherman, Chair. Peter Simard. Dan Vaillancourt. Bradley Perkins. Carlton Candage. Sheena Randall. Darrell Watson.*

Mr. Robert W. Sturgeon Application: Fieldstone Ridge

To review the application concerning a 10 lot subdivision located off the Old High Rd. Third appearance, first August 4, 2003, second November 3, 2003.

Mr. Sturgeon presented the board with the road profile (apprx. 2600 feet) and position of road on lot and yet has to present the drainage plan but it is in process. Discussion from board as to location of abutants property lines, right of way, and well. Original plans and dimensions compared to new plans and dimensions and the board has found no significant difference in the discrepancies that Mr. Sturgeon had concerns about. Mr. Sturgeons intent for utilities has been determined as overhead. Mr. Sturgeon may increase lots from 10 to 11. Mr. Sturgeon was asked if he had intentions to develop abundant property owned by him. He mentioned there may be a "little" but the majority of the property was wet. Abutants have been notified by registered mail, return receipt. Mr. Sturgeon was also advised of the fee in the amount of \$250.00 per lot. There was discussion of previously discussed issues from members not present at previous meeting. The board is satisfied with plans to date and has welcomed Mr. Sturgeon to return the next plan board meeting with an update on the drainage plan and planned development.

RestoArt (Mr. Steve Faulkner, operator and Ms. Ellen Cutting, owner.)

Map #U2, Lot #42. To review the application concerning a potential business to be located in rental space located on the corner of King Street and Rte 25, formally the C.N. Brown building. The use is described as a "Gallery/Studio". The products range from woodcarving, sign making, decorative glass and vehicle graphics to retail sales of reproduction and antique items relating to but not limited to old gas station memorabilia, diners and beverage collectables.

The board acknowledged that Ms. Cutting is deaf. The proposed business is mostly hobby style work. Discussion on permissible use in ordinance and it is determined the grandfather status of a "gas station" no longer is permissible. Concerns were raised as to the procedure for the restoration of old vehicles, it has been determined that the work done is not that of an auto restore shop. Fabrication is kept to a minimum, clarifying that auto bodywork is not permissible. Board makes suggestions as to types of work that will be done and concerns were raised as to removal of old finishes on metal. Outside storage was discussed. Workspace will be

equivalent to one of the bays and the other bay as well as the office space will be retail space, other space will be used as clean space. Mr. Faulkner has had a previous business in Gorham and has a business located in Harrison doing much of the same thing. The board had determined that the proposed business would meet requirements in the town ordinance. Mr. Faulkner does still have to come to a sub- lease agreement with C.N. Brown and the board is requesting a lease be in place. Sherry Ellis owns the building. The board has provided a checklist and is requesting that the abuntants be notified, certificate of mailing would be satisfactory to the board. There was final discussion as to whether the old underground tanks have been removed, this could be answered via a phone call to the DEP. Mr. Faulkner is to notify the board of their next visit.

Maine Real Estate Connection (Ms. Sally Goodwill)

To review the application concerning a property listed for sale at 43 Main Street. Kevin & Tiffany Parent are identified as prospective owners (buyers). The following is a list of improvements:

1. Install metal roofing to match the roofing presently on the front of the house facing the street. Asphalt shingles will be installed on the section of the house over the ell on the driveway side.
2. Remove existing clapboards and replace them with new wood clapboards.
3. Replace the old windows with vinyl windows of similar design.

Ms. Goodwin is here to insure that above mentioned plans would be possible for proposed buyers for a closing scheduled for January 9, 2003. Discussion on what is and what isn't repair and replace. With the help of the Code Enforcement officer, Rob Milliard, the board has determined that the above-mentioned repairs or replacements meet town requirements and ordinances. Conditional use permit will be issued with condition being that the Parents close on the property. Ms. Goodwill was advised of the 30.00 fee to be paid to the town.