

**Town of Cornish
Planning Board Meeting Minutes
Meeting of 12/05/05**

CPB Members in Attendance: Dan Sherman, Les MacMaster, Brad Perkins, Sheena Randall and Darrell Watson.

CPB Members in Not in Attendance: Dan Vaillancourt

Agenda Item #1 – Dan Beale and Paul Marvis

Applicant is requesting “Change of Use” approval for a proposed professional office space and dwelling unit @ 35 Main St. - Map U3 Lot 38.

The chair outlined the process for review and approval.

This is the first meeting concerning change of use. Mary Beale (sister-in-law of Dan Beale) made a presentation to the board. Because the property is in the Historical District, the CEO told the applicant to identify all changes that will be made to the property. There will be a two-bedroom apartment using the 2nd and 3rd floor and a professional office space on the 1st floor.

The applicant has performed no survey at this point. According to Mr. Perkins, the abutting Church is in the process of having a survey performed. Proposed use of this application is Doctor’s office, Optometrist, etc.

The Chair suggested the applicant contact MDOT regarding the “curb cut”.

The applicant also thought that, as a backup plan, the building might be used as two apartments. Should it be converted to two apartments, the applicant would then entertain the idea of constructing a garage behind the building.

The building is connected to the town sewer; therefore the applicant will need written approval of use from the sewer district. Proposed use will not exceed allowed flow per Greg Wilfert representing the sewer district.

The applicant was also told to obtain some sort of letter from the owners of the property authorizing her to act in their behalf, as she does not have “standing” in the property at this time.

The applicant would like to continue with the interior renovation while the application is considered. The CPB thought that, as the current use is residential, the applicant could continue to make improvements and corrections that are “residential” in nature. The chair referred her to the CEO for permission to continue renovations.

Applicant will send an abutter's letter and provide a copy of the letter for the Board.

Applicant was given a Minor Site Plan checklist to complete as part of the application.

Agenda Item #2 – Krista Lair

Applicant is requesting "Change of Use" approval for a proposed restaurant @ 2 Main St. - Map U3 Lots 1,2,3 and 72.

This is the first meeting concerning change of use.

Krista Lair made a brief presentation to the board. She is under contract with the current owners to purchase the property.

The use is a permissible one. MDOT curb cut must be obtained. Letter of approval from sewer district and water district must be obtained indicating capacity and usage will not present a problem.

The chair cautioned the applicant that parking may be an issue for the proposed use.