

Town of Cornish  
PLANNING BOARD

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## Business Meeting Minutes

Monday, February 1, 2010

Cornish Town Hall, 17 Maple Street, Cornish, Maine 04020

Time: 6:30 pm

**In Attendance:** Dan Sherman, Greg Wilfert, William Hoxie, Kenneth Hall and Lynn Harding

**Call Meeting to Order:** Chair Sherman opened the meeting at 6:30 PM – he welcomed Mrs. Harding as a regular member on the Board.

**6:30 PM: Continuing Business:** -- Webster N. Jones -- Site Application for a Proposed Division of Lands located on the Easterly side of Route 5 and on the Westerly side of Pound Hill Road and on the Northerly side of the Wells Road. Map R-1 Lot 54

Mr. Jones and Mr. Metcalf were both in attendance. Chair Sherman asked if there were any changes made to their proposal since last meeting; Mr. Jones replied “No”. Mr. Jones explained, as before, he has no plans to develop the land. Mr. Metcalf reiterated this was a “minor” sub-division, similar to the division off Roland Day Rd. (Stone). Wet lands were mentioned and again Mr. Jones explained that since he is not making any changes, this issue would have to deal with new owners when land is sold. With the application completed, Chair Sherman called for a vote to approve the land division. The vote was unanimous.

**7:00 PM New Business:** Richard Jiang – Country Home LLC – Application for Conditional Use Permit to REMOVE four offices from second level and one Retail space from the first level – ADD a 10 Room Motel at 185 Main Street. Map U6 Lot R9

The Jiang’s came before the Board to explain their proposal to re-purpose their building. Points of the discussion are as follows:

- ✓ Application and Site have not yet been reviewed by Cornish CEO
- ✓ There is no need to change the septic system per Jim Jackson in Augusta – changing to a motel actually lowers the water usage.
- ✓ Showers will be installed in all rooms – no bathtubs
- ✓ There are two sets of stairs leading to 2<sup>nd</sup> floor = 2 forms of egress (elevator shaft closed off)
- ✓ Building already has full sprinkler system and each room will be equipped with Fire Alarms
- ✓ Carbon Dioxide monitors will be installed in the rooms
- ✓ Rear exterior will be checked and upgraded by CMP – may be able to downsize electrical service
- ✓ There is adequate parking in front and rear of building
- ✓ Each room will have individual heat and AC
- ✓ There will be no “long term” (Live In) rentals
- ✓ The Architect will work closely with State Fire Marshall
- ✓ Motel hours will be 11:00 AM – 10 PM and Customers will register for the motel inside the Stone Ridge restaurant

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**1** Minutes APPROVED at March 1, 2010 meeting.

Date Printed: March 12, 2010

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**Public Comment:**

- Diane Perkins voiced her concerns regarding Sewerage / Drainage and Ponding. *It was explained that Gorham Sand & Gravel completed a re-grading of the retention pond and of the drainage.*
- Scott Rowley, representing CAB, asked about laundry for housekeeping, would it be restricted? *Will be located in separate room. Will any structural changes be reviewed? Yes*
- Ron McKinney asked about laundry with respect to septic waste in leach field. *Field is adequate* Would existing hot water supply need to be expanded? *Yes capacity will be upgraded.* What are the provisions for midnight to 7 AM motel coverage? Will there be a person on duty? *Had not considered.*
- Ilene McKinney followed up by asking "What about drunken people who need assistance?" *All rooms will be equipped with telephone so 911 is always available.*
- Richard DeCoursey asked about the capacity of sharing customers in Cornish. He explained the number of motel, Inn, camping places already established. Is it wise to bring in more rooms?
- Heidi DeCoursey expressed she shares her husband's concerns. *Chair Sherman explained the Planning Board role. The Board has to confine its actions to the merits of the project As long as the project meets all State and Town Code the Board is bound to accept. Chair Sherman explained there was nothing to stop the DeCoursey's and McKinney's going to the owners of this project and having a conversation regarding their concerns.*

Chair Sherman explained the Board would need to do a site walk. Board members scheduled the site walk for Monday, February 22 at 5 PM. The site walk will be advertised in the Weekly Shoppers Guide

**Action to Approve:** Business Meeting Minutes of Monday, January 4, 2010 - Chair Sherman read the minutes. Mr. Wilfert motioned to accept, Mr. Hall second. Unanimous Approval

**Other:** Mr. Robert A. McSorley, P.E. from Sebago Technics provided the Board with a proposal for professional services to complete an engineering peer review for the proposed commercial development at 91 Maple Street, Cornish. Proposal offers attendance at one (1) meeting - Mr. McSorley agreed he could attend two (2) – a regular PB Meeting and a Public Hearing. The quote is a fixed fee.

Mr. Mark Adams of SMRP recommended Sebago Technics. Mr. McSorley recommended the Board receive \$125% of fee from developer in advance of reviewing application for completeness; with the funds being placed in escrow. Another note – any changes in construction or proposal must be in writing to provide consistency, appropriate follow-up, and detail – a proper Change Order.

**Agenda Items for Next Meeting:** Workshop: Monday February 22, 2010

- a. Site Walk at 185 Main Street – 5:00 PM
- b. Approve Workshop Minutes of January 18, 2010

**Announcements:**

**MONDAY - MARCH 15, 2010 Voting & Town Meeting**

March Workshop: Monday, March 22, 2010

Adjourn: 8:23 PM