

PLANNING BOARD HEARING - February 16, 1988

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

REZONE ROUTE 25

15 members of the town here to attend the meeting.

Mr. & Mrs. Smith approached the Selectmen and asked the town to rezone Route 25 from Route 5 to Co-Hi to Bus./Comm.

J. Traunig questioned how anyone can request a rezoning when they do not hold an interest in the property. He suggested that the hearing should be limited to the rezoning of the property of 2.8 acres recently purchased by the Smiths.

Diann: The action for the rezoning was initiated by the Selectmen. No application from Steve Smith.

Marilyn: The letter from the Selectmen to the Planning Board was to rezone Route 25 from Route 5 to Co-Hi. They have a vested interest in a particular lot of land, but requested rezoning the entire Route 25 as described. There were no notification letters sent, it was not required in this case.

Warren: There are three ways to change zoning. 1) Go to the PLANNING Board 2) Ask Selectmen to request P.B. to have hearing. Board does not approve or disapprove, only to get it to Public Hearing. 3) Selectmen have authority to request change in zoning.

Steve Smith: Reason that they asked to rezone Route 25 from Route 5 to Co-Hi area is that route 25 has a load of businesses on Route 25 and they thought it would be better to rezone entire route rather than spot zone.

J. Traunig: Why agravate a situation that is bad enough as is. You will make a flea market type enviornment. We cannot afford a fulltime Code officer to monitor the situation.

David: Stated that he was the fulltime code officer. Soaring eagle operates under a conditional use permit. The dinosaur is not class. as a sign.

Traunig: Asked how the town will benefit - taxes and employment.

Steve: would like to put in a 4-Bay carwash; convience store; heating oil office, cost approx. \$350,000.

Discussion was held on spot zoning. We must work on the Comprehensive Plan.

Marilyn: I feel there would be more favorable votes if we look at 2.3 parcel rather than entire Route 25.

Walter: Check and see if the area has been rezoned, if no official document is found it would not have been rezoned. No record of the rezoning found in any minutes of town meetings.

Tom Carper: The only viable business district is Route 25.

Walter: you feel Route 25 is the only road in Cornish, but there are other spots available.

Jim Parkinson: If the paperwork is found, would there be another meeting? Yes, there should be another public hearing.

Walter: We can only act on what is put before us.

5 MINUTES RECESS

Patten Corporation: Roadway. 20' wide paved surface, 3' shoulder and sidewalks. (Rte 25 is 22' wide). all greed.

Re: Comp. Plan, Madge Baker said no problem with sending out a questionnaire and they would help.

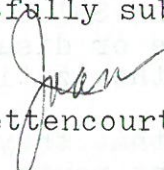
Subdivisions: Town has right to ask for up to 10% of the area be given to town. Walter does not find where sub-division has to pay impact fee. Land reserved as open-space for use of entire town, not just subdivision.

Warren: Land Patten ~~was~~ proposed, it is desireable and we should hang on it and get a deed as soon as possible.

Diann: Work on Comp Plan. So. ME to send list of definitions. Questionnaire.

Meeting Adjourned.

Respectfully submitted,


Joan Bettencourt, Recording
Secretary