 Town of Cornish

**PLANNING BOARD**

17 Maple Street

Cornish, Maine 04020

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Monday, February 3, 2020

BUSINESS MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:32 p.m.

Present: Jessica Larson, Eve Bergstrom, Erica Craig, Angel Eastman, Ken Hall, Nancy Perkins, Sandra Watts, Code Enforcement Officer Wes Sunderland, Recorder Desirae Lyle.

Guests Present: John Watts

**New Business:**

1. **Approve Minutes from the December 2, 2019 business meeting, January 6, 2020 business meeting and January 20, 2020 workshop meeting.**

Ken Hall made a motion to approve the December 2, 2019 business meeting minutes as presented and the January 6, 2020 business meeting minutes as corrected. It was seconded by Eve Bergstrom. Motion carried with all in favor.

The January 20, 2020 workshop meeting minutes are not available at this time.

1. **Pre-Application Meeting – Frank Baxter – 48 Maple St – U02, 041**

Mr. Baxter was not present at tonight’s meeting therefore this agenda item was not discussed. Mr. Baxter has been rescheduled to the workshop meeting on February 17, 2020.

1. **Miscellaneous**
2. Jess Larson sent out a copy of the updated Table of Permissible Uses that includes Solar Energy System, Ground Mounted, Medium & Large Scale. Angel Eastman made a motion to accept the amendment to Article II, Section 4, Table 1, Table of Permissible Uses so that it can be included with the Solar Energy Systems Ordinance. It was seconded by Ken Hall. Motion carried with all in favor.
3. The Selectmen are sending the Solar Energy System Ordinance to the town’s attorney for review. The Selectmen would like to have a public informational meeting and then have a vote right after. The Selectmen are anticipating a controversial town meeting and would like to tackle the Solar Energy Systems Ordinance at a separate meeting.

Jess has also made the Selectmen aware of the situation with Bad Frogz Budz. It was brought to her attention that there is a van or a trailer that has Bad Frogz Budz logo on it. Jess’s concern is that, if there is any advertisement concerning medical marijuana on it that would be an issue because the Town of Cornish Medical Marijuana Ordinance does stipulate that there can be no signage that doesn’t conform to the ordinance. Jess has not seen the sign herself.

1. CEO Wes Sunderland would like the Board to review a Solar Farm permit for him to use in the future. Angel Eastman read aloud the permit as Wes presented it.

Nancy Perkins suggested adding a line for Performance Guarantee, and when it was paid to the Town.

Jess suggested adding the line that the “applicant has completed the permitting process with the Planning Board and the requirements of the Conditional Use Permit have been met. A copy of the performance guarantee has been filed with the Town Office on \_\_\_\_\_\_\_\_\_date. Permits will expire 18 months from the date the permit was granted.

A fee schedule will need to be addressed for residential and commercial solar farms; the Selectmen will need to be involved in this. Ken Hall suggested that the fees be based on wattage because this would eliminate the variables. Jess will talk to the assessor to determine how solar panels affect taxes for residential properties and how she would tax a solar farm.

Wes has been using a regular building permit for residential solar panel. Jess suggested a separate form for roof top, ground and pole mounted. Jess suggested combining a building permit, owner, address, location, solar definitions, and electrician

1. **Correspondence**
2. Dalyn Houser of Saco River Corridor Commission will be at the February 17, 2020 workshop meeting to discuss the SRCC maps and access to the maps on their website.
3. Maine DOT has been in contact with the surrounding Towns letting everyone know that parts of Route 25 this summer. Eve Bergstrom read aloud the part of the letter that describes the work they will be doing. Jess will ask if the curb cut at Eagle Park will be done while DOT is working.
4. **Land Use Ordinance Update Review**

After the Board adjourned the business meeting at 7:20 p.m. the Board read through pages 23-30 of the updated Land Use Ordinance (LUO) for any inconsistences with the original LUO. Any questions will be compiled and sent to Abby Sherwin of Southern Maine Planning and Development Commission (SMPDC) when the whole book has been looked through.

**Adjournment**

Angel Eastman made a motion to adjourn the business meeting at 7:20 p.m. It was seconded by Eve Bergstrom. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle

CPB Secretary