

PLANNING BOARD MEETING 2-4-92

All members were present except B. Ricker. Also present were CEO B. Smith and Selectman Vinal Pendexter.

The minutes of 1-21-92 were accepted with changes.

The budget committee recommended a planning board budget of \$2500 after they were told the increase was needed for the implementation phase of the Comprehensive plan.

Copies of the Comp. Plan were received and distributed to planning board members. Copies will be made available to the public at a cost of \$16, the monies received being returned to the planning board account.

Ms. E. Birchfield appeared before the board to ask it to initiate a zoning change for Lot 16 Map U2 from residential to business/comm, or ask the town to delay enforcement of the ordinance until such time as the zone is changed to reflect the new Comp. plan. During the discussion, problems about parking and complaints by neighbors were addressed. Ms. Birchfield stated that she realized there was a problem and was trying to alleviate it. She also stated that there is virtually no traffic other than employees generated. K.L. stated that the ordinance at this time does not allow this use in the district, and that to change one lot would give the appearance of spot zoning. W.S. stated he wasn't sure that it would be spot zoning, and that the only option open to the board would be to initiate a zone change if requested. CEO B. Smith stated that this is another instance where having a site review committee for all new or changes in businesses, might have avoided the problem, and he hopes that the planning board will address that issue when the ordinance is rewritten. Having no other option, Ms. Birchfield asked the board to initiate a zone change. The board agreed to initiate the change by a vote of 4-0, and would schedule a public hearing on the issue at a date agreeable to all parties.

Gleichman, Inc. was present to give the board its preliminary application for its development Cornish Commons Apts. Among items discussed were: 1. The site plan shows that the septic system of Redlon Cope is on Chaselco land. The necessary acreage would be deeded to Mr. Cope. 2. Water supply and fire protection is being explored. 3. Sewage areas have been reserved. 4. The storage building may not meet setback requirement. 5. there is a total of 46 parking places. 6. Propane fired hot water heat is included in the rent.

W.S. asked where is it specified that renters in the project may not ask the town for assistance. Answer; it would be a lease violation. Regarding a previous question about septage disposal, Gleichman, Inc. contacted Sanford, which said it had excess capacity and could take septage from the project. Gleichman proposes pumping half the tanks during winter months, alternating each year. This would have no monetary effect on the town as all fees are paid by the contractor.

Bud Runyan, representing Chaselco, asked what would happen to the two lots that would be created by the division of the property. It was determined that the lots should by law be a part of the subdivision proposal, and that the board would take no further action upon the proposal until a proper application has been received, except to schedule a site walk to view the property, at 8:30 AM on 1-9-92.

Respectfully submitted,

Walter Stickney, Sec.