

Town of Cornish
Planning Board Meeting Minutes
March 1, 2004

Members: *Dan Sherman, Chair. Peter Simard. Dan Vaillancourt. Bradley Perkins. Carlton Candage. Sheena Randall. Darrell Watson.*

Mr. Robert W. Sturgeon Application: Fieldstone Ridge

To review the application concerning an 11 lot (previously 10 lot) subdivision located off the Old High Rd. Fifth appearance, first August 4, 2003, second November 3, 2003, third December 1, 2003, fourth January 5, 2004.

M. Sturgeon has advised us of an update on the proposed Fieldstone Estates. Mr. Sturgeon provided plans to the board for review. Lengthy discussion on drainage plan. Mr. Sturgeon is working with the DEP to meet all State standards, rules and regulations. Plans propose waiver of runoff but it is understood that they will meet all State standards, rules and regulations. Checklist to be reviewed and had been forwarded to Code Enforcement Officer. It is understood that there are no changes in the original plans other than defining the number of lots and the dead restrictions to each lot. It is understood that the road design falls in conjunction with DEP approval of drainage designs. The Board is satisfied with the update and Mr. Sturgeon is to notify the board of his next visit.

United Church of Christ (Karen James-Building Task Force Member)

To review the application concerning the expansion of an existing facility located on Route 25 within the Historic District as defined per the Land Use Ordinance. Also, the applicant is requesting a setback waiver in order to proceed with the application.

The Church is requesting a setback waiver to build an addition to the existing facility. The Church is proposing that the Parsonage be removed to provide the parking space for the new facility. Discussion was given to the history of the Parsonage, its needs and its potential to be relocated. It is determined that whatever plan is made for the Parsonage needs to be presented to the Board for approval taken into consideration its history and may need public opinion. Plan shows addition will straddle the property line creating one lot for the Church and the relocation of the existing garage to the Parsonage, which will be saved. Discussion was given to property lot surveys and setback requirements for parking accommodations. Ms. James was advised to get the exact dimensions of their needs before requesting a variance on the setback, the Board verified she received a site plan review checklist and it was requested that they notify the abundants within 500 feet, a certificate of mailing would be satisfactory. The Church will need to notify the board of their next visit.

Sacopee Veterinary Clinic (Mark Beever, DVM)

To review application concerning the expansion of the existing facility to accommodate and encourage further growth.

Dr. Beever is requesting Board approval to expand the present Veterinary Clinic. The Board reviewed the sketch plan with the help of the Code Enforcement Officer and has determined that there should be adequate parking for the expansion of the business as well as the number of employees. Dr. Beever was advised that each employee would need a parking space as well as the ordinance for the public access. The Board questioned the need for potential sewer system use. Dr. Beever explained with the use of disposable items and just an increase in sink water drainage that there is no need for sewer drainage changes. There was some discussion on potential boarding and/or outside runs, if the building/business was ever sold. Dr. Beever has assured the Board that his intention does not include any boarding/outside runs. It was determined that if such a sale was to take place the new owner would need to come to the Board to approve a change in use. The Board has determined there is no change in use, the Board will not be issuing a conditional use permit and that Dr. Beever can continue his plans and necessary permits through the Code Enforcement Officer.