

Business Meeting MINUTES
Monday, March 1, 2010
Cornish Town Hall, 17 Maple Street, Cornish, Maine 04020
Time: 6:30 pm

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

Absent: Dan Sherman

Call Meeting to Order: Vice-Chairman Wilfert opened the meeting at 6:30 PM. A quorum is present.

Continuing 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

Applicant presented the Board with copies of Site Drawings dated February 24 (Site Walk)

Board confirmed with applicant:

- Rear stairs to be reconstructed due to risers – they will be reduced from 8 inches to 7 inches. The stairs will extend into hall.
- Sheetrock will be 1 Hour fire rated. All rooms will have sprinkler heads, only unusable spaces will not.
- Propane gas pipes will either be capped or removed.
- Electric panels in each room to be worked on by licensed electrician.
- The four closets in rear will be inaccessible to clients.
- Two room sizes will be reduced by 6 inches but will meet the overall 200 square foot requirement.
- Jeffrey Fleming from Ward Hill Architecture explained he has been working with State Fire Marshal to meet all requirements for motel and retail spaces.
- The building has not yet been fully occupied during high rains. So far storm water runoff and ponding have not been a problem, appears system is holding. On the eastern side the pond has been full and running OK; if needed, a new culvert may be installed.
- If all goes well, applicant believes their project will be completed by July 1.

The Planning Board unanimously approved Country Home LLC – Application for Conditional Use with the following conditions:

1. Permit from State Fire Marshall
2. Building Permit from Cornish Code Enforcement Officer
3. Compliant with Barrier Free ADA Accessibility

Planning Board approved April 19, 2010.

New Business:

- **Board Review & Discussion:** Sebago Technics Proposal to act as Consultant / Peer Review Service regarding proposal of commercial development at 91 Maple Street.
Board will wait for Chair Sherman. Want to tell applicant to put \$5,000 in escrow. Members feel the parking space ordinance should be followed but will consider paving vs. gravel for rear runoff water distribution.
- **Action to Approve:** Business Meeting Minutes of Monday, February 1, 2010
Mr. Hoxie motioned to approve. Mr. Hall second. Vote was unanimous.

Other: -None-

Public Comment: -None-

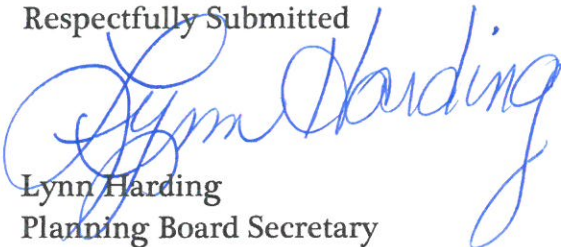
Communications Received: Legislative Bulletin: Statewide Building Code Update
Greg mentioned we might want to read the new regulations for culverts too.

Agenda Items for Next Meeting: **WORKSHOP** Monday, March 22, 2010

- a. Approve Workshop Minutes of February 22, 2010
- b. Review Selectmen's Revisions/Questions regarding PB By-Laws

Adjourn: 7:33 PM

Respectfully Submitted



Lynn Harding
Planning Board Secretary

Planning Board approved April 19, 2010.