

Town of Cornish
Planning Board Meeting Minutes
Meeting of 03/06/06

CPB Members in Attendance: Les MacMaster, Sheena Randall, Brad Perkins and Dan Vaillancourt.

CPB Members not in attendance: Dan Sherman, Daryl Watson

Agenda Item #1 – Mr. John A. DuBois, O.D.

Applicant is requesting a “change of use” @ 95 Maple St. The proposed use includes an Optometry practice and personal residence. Map U2, Lot 001

Currently a single family residence, Dr. DuBois plans to convert the 1st floor to his optometry practice and live on the second level. His documentation package appeared complete. There was some discussion about septic and parking, but there were no shortcomings noted. After review, the Planning Board voted unanimously to approve the application.

The Planning Board will issue a conditional use letter for the application.

Agenda Item #2 – Mr. Doug Hendrick, Esq.

Applicant is requesting a “change of use” @ 81 Maple St. The proposed use is for a professional business (Law Office). Map U2, Lot 003

The application is for a portion of the complex formerly used by Heli Modified, now owned by Three Rivers Realty (Paul Howe). The proposal is for a full service law practice. Parking appears adequate for the intended use. After review and discussion, the Planning Board unanimously approved the proposed change of use.

The Planning Board will issue a conditional use letter for the application.

Off Agenda Discussion:

Diane Perkins provided a summary of the Public Meeting regarding the proposal for an amendment to the Land Use Ordinance concerning Bulk Water Extraction. After Ms. Perkins’ short presentation, she asked the Planning Board to approve the proposed change to the Land Use Ordinance prior to presentation at Town Meeting – the Planning Board unanimously endorsed the proposed change to the Ordinance.

Gilman Group Construction, represented by Lincoln and Susan Gilman, participated in a pre-application meeting, as required by the Land Use Ordinance. The applicants wish to subdivide a 44 acre parcel (Map R-2, Lot 4) into a 6 lot residential subdivision. After a brief presentation by the Gilman’s, the Planning Board provided them with a consolidated site plan checklist and an explanation of the permitting process they must complete prior to the Planning Board formally reviewing their project.