

All members were present, Also present were Selectmen D. Jack and V. Penedexter. ~~Also present were~~

K.L. stated that at the Selectmen's meeting 4-20-92 the following appointments were made:

B. Ricker was appointed to complete the term of M.M.(1993)
J. Matheson was appointed to a five year term
Lillian Bell and Robert Delesandro were appointed alternates

The minutes of 4-7-92 were accepted with the change that the fee for each subdivision proposed by Lovell Lumber had not been collected as yet.

The minutes of the Public Hearing held 4-7-92 were accepted.

Action: vote on the request by E. Birchfield for a zone change for LOT 16 MAP U2. Discussion:

E. Birchfield- as of Wed. morning no vehicle of her employees were parked in front of her property

K. Leavitt- concerned that the use of the lot might change if ACC. UNL. moves, and does the company intend to remain in the town if the change is approved?

S. Dibiaso- there is a current lease in force, What happens in the future depends largely on the zoning issue.

K.L.- the planning board has no way of imposing restrictions on the lot without changing the zoning ordinance, so if ACC. UNL. were to move, the town would be left with a piece of property zoned commercial.

S.D.- There is no way to predict the future, and they are no different than the craft shop located in the old Fireman's Hall, or Steve Smith.

E.B.- ACC. UNL. currently employs 52 local people and has no plans to move at this time. If the zoning change is not approved, it increases the possibility that ACC. UNL. could move. The current lease is 3 years.

K.L.- whether or not the zone is changed, are you saying that ACC. UNL. cannot make a committment to stay?

S.D.- if the zone is changed, it would take a great deal of pressure off the company to move.

E.B.- the company has not been greatly profitable as of late, and that it would require greater profitability for the company to move. They wish to remain in Cornish, and don't want to move unless economic conditions necessitate it. Is there any way to guarantee the building would always be used for offices?

J. Matheson- if the zone is changed, anything presently allowed now in the commercial zone could be put there.

K.L.- Maine Municipal felt that wording could be written into the new Village Center Zone to make it more restrictive, unless a different use has already begun at that location.

E.B.- as President and Chairperson of the Board of ACC. UNL., she stated that they have no intention of leaving Cornish at this time, and that the zone change is a major factor.

W. Stickney- went over the uses presently allowed without permit, what uses might be allowed in the new VCZ, and that he thought size, space, and parking restrictions would limit what could realistically be placed on that lot.

J.M.- from the first meeting with the P.B. until the public hearing, nothing had been done about the parking. It has only been since the P.H. that the parking has been addressed.

No further discussion. K.L. listed the following facts:

1. The use of the lot is currently in violation of the ordinance.
2. The proposed VCZ will encompass that area.
3. The present use would be allowed in the VCZ

4. The board can vote in favor or disfavor of the change.
5. The town has no assurance that the ongoing use of the lot would always be business offices should the current leasee vacate.
6. The neighbors have expressed concern about the change of zone and what would be permitted, and also about the parking problem.
7. Parking has been addressed recently.
8. The town has the authority to change the lot to a more restrictive zone in the future.

Motion by W. Stickney that the Planning Board recommend that the town vote to change the lot from residential to busi/comm.

Seconded by C. Wallace.

Discussion: W.S. the reasons for the motion were that the proposed VCZ would encompass the area, that the present use would be allowed in the proposed VCZ, and that the size of the lot and parking restrictions would severely limit what other uses would be feasible at that location.

Vote: Four in favor, One opposed.

Action: request by S. and J. Hodgkin for a zone change of LOT 62 MAP U2 from res. to busi/comm, or to treat the proposed use as a Home Occupation under the existing ordinance. Discussion:

K.L.- under the advice of attorneys, the proposed use as a pet store should not be considered a H.O. Also, under the proposed zoning in the COMP. PLAN, the land would remain residential, and is not in favor of initiating the change.

W.S.- not initiating the change only delays the inevitable

C.W.- stated that this would seem to be a case of spot zoning

W.S. - agreed that there would be good arguments to support this case as spot zoning

J. Hodgkin- requests the board to initiate the change.

B. Ricker moved to initiate the change, W.S. second.

Vote: Four in favor, One opposed.

A public hearing will be held May 12, 1992, at 7:15 PM

Mr. Jim Upham from SMRPC was in attendance by request of the board and Selectmen, for the purpose of advising the board on the best way of rewriting the zoning ordinance to comply with the Comp. Plan as quickly as possible. It was decided that Mr. Upham would go over the Comp. Plan and the present town ordinance, and determine what changes needed to be made. Also the members of the board would make their own lists of things they consider to be problems with the existing ordinance, the board would go over them, and then send them with suggestions to SMRPC. Mr. Upham made note of the fact that SMRPC gets \$35/hour at present, but that contracts entered into after July 1 may be at \$40/hour.

Lovell Lumber subdivisions: the applications are incomplete as the list of abutters within 500 feet of existing boundary lines appear to be incomplete, the fees for the two subdivisions have not been received, and the new maps have not been sent.

Gleichman-Chaselco proposal: K.L. read a letter from A. Shapiro stating the board should regard the lot boundaries as they are drawn on the plan. The board finds the application incomplete as the list of abutters within 500 feet of all boundaries appears to be incomplete, no letter of water supply suitability was supplied, nor was a letter from the fire chief regarding placement of hydrants on a main extension, contour lines were not supplied, though the maps were changed to reflect the changes agreed upon, the notations on the map were not. Also, the board needs to see proof that legal transfers of the parcels of land to some abutters have taken place, or the board must consider all the land within the boundaries described by existing deeds.

Proposed definition of Bed and Breakfast:

A single family dwelling occupied by the owners of said building in which lodging, or lodging with meals, is offered to the general public for compensation, offering no more than three bedrooms for lodging purposes.

