

**Town of Cornish
Planning Board Meeting Minutes
Meeting of 04/03/06**

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

CPB Members not in attendance: Darrell Watson

Agenda Item #1 – Mr. James Carr, owner of the Cornish Drive-In Self Storage business.

A proposal to expand the Cornish Drive-In Self Storage business located at 233 Main St., Map R2, Lot 077.

Application package has been received. Required checklist has been filled out. Mr. Carr is proposing to add one building and expand the existing four buildings. The additions will look identical to the existing structures.

Required well testing was performed last fall with no adverse issues.

There was some discussion regarding the recent fire and preventive measures. Alarm systems and prevention systems are not required, per the CEO.

The Planning Board will confirm the impervious space calculation.

Mr. Carr is now using the U-Hall “Web Self Storage Contract” as his rental agreement. He will provide a copy of the U-Hall contract to Diane Harrington as part of his application.

The Planning Board will review the existing Conditional Use Permit and make sure all conditions are currently being satisfied.

The application will be reviewed for completeness at the April 18 workshop meeting.

The applicant will communicate which units have vehicles stored in them to the Town Clerk, who will then let the fire department know.

Agenda Item #2 – Mr. Dan Beale and Mr. Paul Marvis, represented by Ms. Mary Beale

An ongoing application for “Change of Use” for professional office and residential space at 35 Main St., Map U3, Lot 038

There was quite a bit of discussion regarding what was outstanding with the original application. The MDOT curb cut letter has been provided.

The only remaining requirement is that the applicant provide a survey, with corner pins, of the property.

Agenda Item #3– Cornish Comprehensive Plan Committee, represented by Mr. Norm MacIntyre

A request for the Planning Board to complete a questionnaire assessing the status of action items identified in the 1990 Comprehensive Plan.

Mr. MacIntyre gave the Board an overview of what the Comprehensive Plan Committee is looking for. Basically, they want the Planning Board to provide a status of “action items” for the Planning Board identified in the last comprehensive plan.

The Chairman noted that we will review the questionnaire at our next workshop, April 18.

Agenda Item #4 – Spur Road Project LLC, represented by Alan Burnell of Pinkham & Greer.

A proposal for a 12 lot residential subdivision located off Spur road between Rt. 160 and Rt. 5. Map R8, Lot 043 and 043A.

Mr. Burnell made a presentation to the Board depicting 13 lots (12 lot subdivision plus the remainder of the parcel). The proposal has been modified to represent a conventional subdivision, utilizing the existing road to the gravel pit.

The Chairman noted that the proposal did not include sidewalks or fire suppression systems. Mr. Burnell noted that the Ordinance did not require sidewalks, and that he would contact the Fire Chief to discuss fire suppression alternatives.

Mr. Burnell noted that each lot in the subdivision will have their own septic and water supply systems.

Mr. Burnell noted that the current proposal provides no “common area” for community recreational opportunities.

Mr. Burnell noted that the intent of the developers is to build all roads to Town Road standards, and that all utilities will be underground.

The Chairman noted that road construction to Town standards will cost in the neighborhood of \$100 per linear foot. Mr. Burnell agreed that that was a reasonable estimate. The Chairman continued that funds for such a road project would be required to be escrowed before any permits were granted. Mr. Burnell noted that the developers would be prepared to escrow such funds should the project go forward.

The Chairman noted that we will probably engage an external review “expert” such as Southern Maine Regional Planning to assist us in our review.