

Town of Cornish
Planning Board Meeting Minutes
April 5, 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. Sixth appearance, first August 4, 2003, second November 3, 2003, third December 1, 2003, fourth January 5, 2004, fifth March 1, 2004.

Mr. Sturgeon provided updates of the road plans, driveway entrances, and grades of each. It is understood that the DEP will be overseeing the construction project due to size for any construction, testing, and erosion, etc. issues. Mr. Sturgeon is the developer and the builder and will need to follow all DEP approved permits. Board brought up escrow with the town for inspections; cost has yet to be determined. There was discussion to approve the plan to date and that the DEP needs to have final approval of the plan from the Board to proceed before DEP oversees the construction project. Board took a vote to approve the "plan". Dan Sherman (involved in the utility planning) and Brad Perkins (sold the property) recused themselves from the vote. Approved subject to all DEP approvals. Board reminded Mr. Sturgeon of the fee of 250.00 per lot.

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. Second appearance, first March 1, 2004.

Presentation is postponed at the request of Karen James due to additional material that is needed for the meeting. The floor was advised that Karen James would need to send another letter to the Board for the next meeting.

Cornish Inn (Krista Lair)

To review the application concerning the expansion of an existing use at an existing facility to accommodate three meals per day. Also, it is the applicants intention to apply for a Class III, IV Vinous and Malt Liquor license.

Ms. Lair proposes to lease the existing restaurant portion of the Cornish Inn and establish an eating facility with plans for three meals a day and to sell wine and beer. There was discussion

if the opening would fall under a change of use. It is determined that even though the Inn has not had an active restaurant in over 18 months that there would be no change of use and that Ms. Lair would be applying to the State for the liquor license, hence following all laws under the State of Maine. The Board requested that Ms. Lair provide the board with the lease agreement to determine liability and owner of record. Ms. Lair was also requested to meet with the selectman for Liquor license approval and to provide the Town with any State permits acquired. Board voted and approved.

Ms. Ellen Strickland

The applicant is requesting a minor site plan review for a Three-lot subdivision located at 196 High Road.

Ms. Strickland proposes to break off 29.96 acres for a three-lot subdivision. Ms. Strickland was advised of the five-year rule and the subdivision laws. There was lengthy discussion regarding existing Lot 4 and Lot 4A (split in 1997) as well as potential with appropriate surveying. Ms. Strickland was advised of the site plan review checklist and was informed when she was ready or decides what she would like to do to contact the Board in writing. (tape has expired).