

Town of Cornish
 PLANNING BOARD
 Cornish, Maine 04020
 Telephone: 207.625.4324 Fax: 207.625.4416

Business Meeting Minutes
Monday, April 5, 2010
Cornish Town Hall, 17 Maple Street, Cornish, Maine 04020
Time: 6:30 pm

In Attendance: Dan Sherman, Greg Wilfert, William Hoxie, Kenneth Hall and Lynn Harding
Call Meeting to Order: Chair Sherman opened the meeting and reviewed the agenda at 6:30 PM

New Business:

1. LOPEZ PROPERTIES LLC – Mark Lopez: Site Plan Review for Proposed Retail Construction of an 8,000 square foot *Family Dollar Store* as well as 2,600 square feet of as yet unknown retail space located at 91 Maple Street (Map U2 Lot 2), Route 25.
 - Chair Sherman explained how Sebago Technics was chosen as the consultant for the peer review of this project and how the Planning Board was advised to collect at least 125% of proposed cost.
 - Mr. Lopez asked for a copy of the Sebago Technics proposal explaining he has paid less for larger projects. Chair Sherman told Mr. Lopez he would let him and Mr. Berry review the proposal later in the meeting.
 - Mr. Lopez asked the Board, from what they have seen and heard so far what is their major concern?
 - Chair Sherman replied the “look” of the building was of great importance; a lengthy discussion followed centering on the historical significance of Cornish and how close the building will be located to historical homes.
 - Secretary Harding pointed out to Mr. Lopez he had missed eight abutter names. She will mail tomorrow for future meeting.
 - Engineer Berry gave a full presentation of the project using the prepared site maps covering things like stormwater management, lighting, parking, on-site septic, landscaping and underground electric unless the pole is close enough for overhead service.
 - Mr. Hall asked Mr. Lopez & Mr. Berry what were the plans for signage and the lighting out front. Mr. Lopez explained his tenant “The Family Dollar Store” has a universal sign for their business, a stand alone with an internal light.
 - Chair Sherman opened the floor to the public for questions:
 - Diann Perkins said she was concerned about the lighting and how it affects the neighbors. She mentioned she liked the landscaping plan.
 - Meredith Harding asked the applicants to consider a different sign to more reflect Cornish’s other signs.

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- Mr. Lopez said he would certainly ask “Family Dollar”. He also commented about the Cornish sign ordinance that it does not say “no” to an internal lit sign.
- Chair Sherman redirected the applicants back to Sebago Technics. He gave the applicants the Sebago proposal to review. Chair Sherman explained he talked with R.A. McSorley, Project Manager at Sebago Technics, regarding Mr. Lopez concerns the cost of the proposal (\$3,950 plus \$1,050 to cover overages) being too high. Chair Sherman explained Mr. McSorley believed if the economy were better the price would be higher and the proposal is quite rigid and likely will not change, however, with that in mind, if something comes up that would increase this proposal an invoice can be generated to cover overages. Should consult with Cornish Selectman.
- Mr. Lopez agreed with this approach: He will pay the Town of Cornish \$3,950.00 to be placed in escrow to cover the Sebago Technics initial peer review proposal. Mr. Lopez also agreed he would be responsible for extra expenses incurred directly in connection with the project. The check for \$3,950 will be brought in as soon as possible.
- Because the “look” of the building is so important, Mr. Lopez asked if he could circulate an updated exterior view of the proposed building via email to Planning Board members. Chair Sherman explained the Board cannot vote or generally give an opinion other than perhaps thumbs up or down to help facilitate the communities’ misgivings on the “look” prior to the next public hearing. Chair Sherman agreed.
- Chair Sherman explained the Planning Board will hold a public hearing prior to approval. Some discussion ensued regarding a date and time. Chair Sherman, Mr. Lopez & Mr. Berry coordinated calendars and it was decided to hold the Public Hearing Thursday, May 6, 2010 at 6:30 PM inside Town Hall. At this time it was also agreed the consultant, Sebago Technics, will be brought in to do the peer review after the public hearing.

2. SHANNON SURETTE - Application from Shannon Surette and Elizabeth & David Carr to develop 12 Main Street (Map U3 Lot 5) by building a Retail/Office space with parking. They want to create “Full Circle Artisan’s Gallery” for a group of Artisans ready to display and market their wares and to educate and network.

- Chair Sherman welcomed Ms Surette and thanked her for her patience. He asked Ms. Surette to give the Board an overview of her proposed project.
- Planning Board Member Greg Wilfert recused himself from the Board as he is a property owner and abutter. Mr. Wilfert took a seat in the audience.
- Ms. Surette introduced the other applicants in this project: Elizabeth & David Carr
- The proposed building will be a 27 ½ foot x 34 foot modular built to fit in with community.
- She explained the business as a Fine Arts Cooperative for local juried artists to display and sell their works.
- Ms Surette provided two conceptual drawings she had made of her proposed building.
- The building will be constructed by Professional Building Systems in Harrisburg, PA once a design has been finalized.
- Mrs. Carr explained the exterior would be vinyl clapboards designed to look exactly like wooden clapboards for ease of maintenance.
- Mrs. Carr also talked about their need to work with the septic system as the lot is only 30 feet deep.

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- Richard Waldron, property owner on record, reminded the Planning Board that back on April 4, 2007 he got approval for conditional use for a 5000 sq.ft. building, therefore there should not be a problem for this proposal. Chair Sherman noted his comment and explained that the Board must take each proposal individually.
- Chair Sherman asked Board members if they had questions:
- Mr. Hall talked about the history of the next door building, that the house was built first then the ell was added later. His question was one of compatibility with other buildings in the Village – original building was two stories – why couldn't this proposed building be two stories?
- Ms. Surette & Mrs. Carr both explained the overall height of the building exterior would be 19 feet tall and they believed it would fit in well. They explained they did not yet have professional drawings, because of the cost they wanted to get an idea from the Board if what they were proposing would be acceptable.
- Rob Millard, CEO, provided the Board and audience with professional details regarding the positive aspects of modern day modular buildings.
- Mr. Hoxie asked about signage. Ms. Surette explained the sign would be fabricated out of stained glass or it would be hand carved and would be attached directly to the building. There would be no lights on or inside the sign.
- Chair Sherman opened the floor to the public:
- Tom Harper asked why it could not be a two story building?
- Meredith Harding stated she believed it should be a two story building so it would be compatible with the other buildings. Meredith had historic pictures of the Village, she distributed them for viewing.
- Meredith Harding asked why they were not using a local builder.
- Greg Wilfert suggested using a “cape” design to help blend in.
- Nancy Perkins stated there seemed to be quite a bit of citizen resistance to this project; she suggested the applicant get professional drawings to bring in so the people can more easily visualize what it is they are proposing.

3. Take Action to Approve Minutes of March 1, 2010 Business Meeting

Chair Sherman asked to postpone minute approval until the Board's next meeting.

Agenda Items for Next Meeting:

WORKSHOP: Monday, April 19, 2010 immediately following
Shoreland Zoning Preparation Public Hearing

- a. Approve Minutes of March 1, 2010 Business Meeting
- b. Approve Workshop Minutes of March 22, 2010

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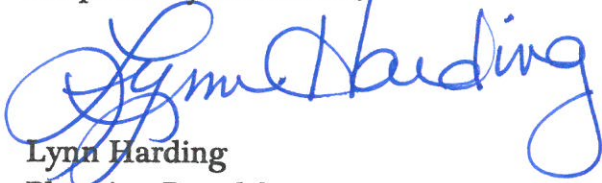
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Planning Board Schedule: **WORKSHOP:** Monday, April 19, 2010 @ 6:30 PM
BUSINESS: Monday, May 3, 2010 @ 6:30 PM
PUBLIC HEARING: **Second Shoreland Zoning Prep** – Monday, May 17, 2010 @ 6:30 PM
WORKSHOP: Immediately Following Public Hearing

Adjourn: Chair Sherman closed the meeting at 8:42 PM

Respectfully Submitted,



Lynn Harding
Planning Board Secretary

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