

**Town of Cornish
Planning Board Meeting Minutes
Meeting of 05/01/06**

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 – Spur Road Project LLC, represented by Alan Burnell of Pinkham & Greer.

Continuation of a pending application for a 12 lot residential subdivision located off Spur Road between Rt. 160 and Rt. 5. Map R08, Lot 043

Applicant called and removed himself from tonight's agenda.

Agenda Item #2 – Mr. James Carr, owner of the Cornish Drive-In Self Storage business.

A continuation of a pending application to expand the Cornish Drive-In Self Storage business located at 233 Main St., Map R2, Lot 077.

Application is complete. Contract used for rental has been submitted. Conditions of existing Conditional Use permit will be continued. Test well will continue to be tested every six months with results reported to the Planning Board. The Planning Board approved the application as submitted by unanimous vote.

The Planning Board will issue a new Conditional Use Permit with all the existing conditions, plus the new condition that the applicant notify the town of Unit Numbers where vehicles are stored for fire prevention/protection issues.

Agenda Item #3 – North Country Land, Inc., represented by Cynthia Libby.

A request to consider a new application to expand the Cornish Place Business Complex to include an ice cream shop and a professional office located at 172 Main St. Map U06, Lot 007-1.

The Agenda Fee and the Checklist requirements have been satisfied. The application has been determined to be substantially complete. A "Complete Application" letter will be issued.

The Planning Board has requested that the applicant have MDOT review the existing curb cut letter in light of the additional expected traffic due to the proposed expansion.

The Planning Board will attempt to locate the original plan for the Cornish Place Business Complex to determine whether this expansion has been pre-approved.

The Business Complex appears to have more than enough parking for the intended uses.

Agenda Item #4 – Cornish Planning Board, represented by Sheena Randall.

A request to begin discussion regarding the process of establishing a “Wellhead Protection” ordinance for the Town of Cornish.

Sheena Randall is attempting to start the process of developing a “Wellhead Protection” ordinance for the Town. Ms. Randall reviewed her work to date with the Planning Board. The real issue is that there is no actual language to protect the wellhead in our current Land Use Ordinance.

The Code Enforcement Officer suggested eliminating some of the permissible uses within our ordinance as an alternative to an arbitrary circle around the wellhead.

The Chairman suggested that Ms. Randall shift her emphasis toward businesses to that of local residents that consume the water. Ms. Randall stated that she will talk to the Department of Human Services to see if they will get the State hydro geologist to make a recommendation regarding the type and amount of protection we should have around our wellhead.

The Planning Board is comfortable with drafting an ordinance for a special town meeting to discuss the issue.