

June 6, 1989

CORNISH PLANNING BOARD

Meeting

May 17, 1989

Members present: M. Mc Culloch, Judy Matheson, Vinal Pendexter
Diann Perkins, Walter Stickney (8:10)

The meeting was called to order by Chairman McCulloch at 7:05pm. Some materials were distributed. At 7:15 the Public Hearing concerning the proposed Final Plan Subdivision, "Killdeer Acres" began. Included in the audience were Robert Sturgeon, Town Road Commissioner, and Charles Pingree, Town Fire Chief who were available to answer any questions that might be asked as to the Road (Raven Road) that will be built in the Subdivision, and as to delivery of Fire Department services. No specific questions concerning these two subjects were asked. Mrs. Barbara Conover, the counsel for the developers, and the two developers, Mr. Stanley Cohn and Mr. Stephen DiBiaso, were present for the hearing. A few general questions were asked, but discussion was mainly concerning the Performance Guarantee which the Town requires of developers. Mrs. Conover presented a draft of a loan commitment letter from an unnamed bank, with a cost total for building the road at \$72,200.00. Copies of the letter were given to the Chairman and First Selectman, Mr. Warren Neal. The Chairman stated that the Final Plan mylar would not be signed until the letter was agreed upon by the Selectmen, and signed by both the lending Bank and Mr. Neal, on behalf of the town. Mrs. Conover stated that the Bank would not negotiate the letter until they had official notice from the Planning Board that the Final Plan had received a favorable vote. Mrs. McCulloch stated that she had been notified by the Town Clerk that the two checks that were presented to the Board to cover Final Plan application fee cost had been returned by the Bank because of insufficient funds. The Town Clerk notified the signer of the checks and he had requested that the checks be re-deposited. As of today the Town did not know if the checks had cleared with sufficient funds. Mr. Stanley Cohn placed \$160. in cash on the Planning Board table. It was decided that the Board would not accept the cash, but would wait for notification from the Bank as to whether there was sufficient money in the checking account to cover the re-deposited checks. There was no further discussion concerning the subdivision. Members of the Board asked if they could vote on subdivision approval for "Killdeer Acres". As it was the opinion of the board that they wanted to vote at this meeting, the following motion was presented: The Cornish Planning Board hereby grants Final Plan approval to "Killdeer Acres" subject to the following conditions: presentation of performance guarantee duly signed by the granting Bank and the Cornish Selectmen, and notification of cleared checks covering Final Plan application fee cost. The vote: 4-0 in favor of the motion. Members of the Board will sign the mylar and plan after the two conditions in the motion are met.

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At the conclusion of the Public Hearing and vote, the Board recessed for five minutes. Walter Stickney, Board Secretary, arrived at that time.

At 8:10 the Board resumed meeting, Patten Corporation, represented by Jim Boyle presented the Board a packet of materials including deed restrictions, road and common area maintenance agreement, a sample warranty deed, a sample deed to land to be dedicated to the town, a buffer zone management plan, and estimates of construction costs. Jim Boyle also stated they have a contract with CWS for three years for trash disposal, and need to talk with the Selectmen about waste water disposal. He asked to be put on the agenda for June 20th.

The sign ordinance was discussed, with some changes being made. The number of days for a temporary sign not requiring a permit was changed from four to seven. It was agreed that the allowed time to change existing non-conforming signs would be three (3) years. Some changes in wording suggested by Madge Baker were accepted. She also stated that the ordinance should contain a purpose statement. Several suggestions were made, and M.M. will write a rough draft. Also, a change in wording was made to cover home occupations.

Selectman Neal stated that the legality of the Clark petition for a zoning change of the "Old Firemen's Hall" lot was not in question. The date for the public hearing will be June 6th. not June 7th as previously stated.

Gleichman Co. asked to come the Board meeting June 6th to discuss a Congregate Care Facility they would like to build on Route 5. They have been placed on the June 6th agenda.

The Comprehensive Plan committee meeting scheduled for May 24th is postponed to a future date, as yet undetermined.

Meeting adjourned, 10:35pm.

Sincerely,

Walter Stickney, Board Secretary.