

Public hearing #1- Hodgkins' request;

J. Hodgkins presented comments from several people supporting the change of zone, mostly from non-residents of Cornish. She also stated that the business would take 28% of useable floor area.

T. Carper stated he was not against the idea of a pet store, but that the lot is residential, is proposed to remain residential under new zoning in the Comp. Plan, and is next to an area proposed to be rezoned Resource Protection under the Comp. Plan.

J. Hodgkins stated that the request should be viewed as a positive rather than a negative because it's a sign of a bettering economy. She also stated that the lot is not that far removed from existing commercially zoned land, and that there are numerous examples of town parks used as an integral part of a town's commercial area.

Public hearing #2- Whitten request;

A possible definition of Bed and Breakfast was read. There was no person from the public who wished to speak to the issue.

PLANNING BOARD MEETING 5-19-92

Present were members J.M., B.R., W.S., and L.B. Also CEO B. Smith. The minutes of 5-5-92 were accepted.

Hodgkins' request:

J.M. explained the difference between a vote to recommend and a vote not to recommend an amendment to the ordinance.

W.S. moved the board not recommend the zoning change. L.B. second.

W.S. stated the reasons not to recommend were;

- 1- he felt that this is an instance of spot zoning, and he did not feel the board should recommend an action that could well be illegal.
- 2- commercial space is available in the commercial zone
- 3- the change would not follow the direction of the Comp. Plan

Vote: 4-0, not to recommend

Whitten request:

B.R. stated she thought the proposed definition was fine

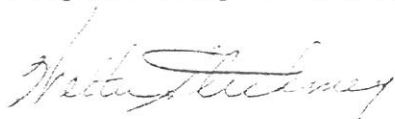
W.S. moved that the board recommend an amendment to the ordinance that would allow Bed and Breakfast as a conditional use in the agriculture, residential, and Business/commercial zones.

L.B. seconded

Vote: 4-0 in favor.

Ms. Whitten requested that the board inform her of the date for the special town meeting.

Respectfully submitted,



W. Stickney, Sec.

Proposed definition of Bed and Breakfast:

A single family dwelling occupied by the owners of said building in which lodging, or lodging with meals, is offered to the general public for compensation, offering no more than three bedrooms for lodging purposes.