

7:00pm: A public hearing was held by request of Robert Gillmor requesting a zoning change from Residential to Business/Commercial of Lot 44, Map U3.

Planning Board members present were Marilyn McCulloch, Judy Matheson, and Walter Stickney.

Tom Carper asked what Mr. Gillmor planned to do with the property after the change and Mr. G. replied he would move his tape store into the garage. Mr. Carper asked why it couldn't be done by Conditional Use Permit. CEO Bruce Smith said there is no provision in the current Cornish Zoning Ordinance to have a retail business in the Residential zone by CUP. W.S. explained that the area would all be rezoned after the Comprehensive Plan was adopted by the town to Village Center and the use would then be allowed. Mr. Carper said he had a problem rezoning a lot when after the Comp. Plan. was enacted there would be additional constraints. M.M. explained that there may be an extended period of time before the rezoning takes place. W.S. said that when the rezoning takes place, businesses already existing would be grandfathered, even though they may be non-conforming. It was said that there would be no restrictions placed upon the property. It is strictly a zoning change, and not subject to conditions. Mr. Carper expressed concern that businesses would destroy the residential character of the Town. W.S. stated that if the lot is divided by the existing zoning boundary line, the non-conforming use may be extended 50' into the more restrictive zone. Upon measuring the large scale zoning map and comparing to the latest tax map, it was decided that the boundary line was 40+ feet into Mr. Gillmor's property, which would include his garage. Mr. Gillmor was told that he could extend the non-conforming use by 50' by Conditional Use Permit. Mr. Gillmor withdrew his request for a zoning change.