

Town of Cornish
Planning Board Meeting Minutes
May 3, 2004

Members: *Dan Sherman, Chair. Peter Simard. Dan Vaillancourt. Bradley Perkins. Carlton Candage. Sheena Randall. Darrell Watson.*

Mr. Scott Howland

To review the application concerning two lots created from a subdivision named "High Meadow Acres" dated August 26, 1985. The applicants attorney has indicated that the lot line have been changed since 8/26/85.
Map R2 and Lots 64 and 64A

The Board has determined that the current owner of record, Linda Griffin, split the two existing lots in half selling one side of each leaving a "center two-lot" without planning board approval in 2001. Mr. Howland proposes planning board approval to move the existing centerline of the subdivision to meet all requirements for two lots. (3.00 acre and 4.53 acre totaling 7.53 and split to 3.765 each). A request for the original subdivision plans and conveyance subs to be reviewed and contact with the MMA for a legal advisement to situation. Ms. Griffin was advised that she would need to follow subdivision rules due to the fact she took two lots and broke one half of each ultimately creating four lots. A lengthy discussion followed and the Board has tabled the issue pending investigation.

Land Use Consultants, Inc. (Agent for Henry L. Holmes Inc.)

To review the pre application concerning a 6-acre +/- lot located on Route 25. The proposed use includes a 60,000-sf residential lot with 200' frontage and the remaining land and frontage to be developed for a variety of commercial uses.

The town has acquired the services of David Versel from the Southern Maine Regional Planning, (SMRP) and is in attendance for support of the Cornish Planning Board in this early discussion and proposed plan stage. Land Use Consultants proposes breaking the 6-acre lot to 1.38-acre detached residential lot and the remaining acreage to be used as a combination commercial lot with approx. 14,800sf being used as retail development with a potential for eight tenants. Plan shows two end units, one end unit to be used as Henry L. Holmes, Inc. business location with the other being of "restaurant drive thru style" and a separate free standing "bank type" building with drive thru features, for a total of potentially ten tenants and sixty parking spaces. Land Use Consultants went over plan in detail and there was discussion on presentation. Mr. Versel explained to the Board that Land Use Consultants would need to go through a DOT Traffic study as well as DEP ground water study with consideration to the location of development being close to the Cornish Aquifer protection zone. There was discussion from the floor to the protection and location of the Aquifer and Mr. Versel suggests that the Aquifer location is listed in SMRP records and to determine what is the protected zoning district should be proposed via a

zoning review request to the Town. Board has determined the plan needs work and needs to consider all State and Local site plan reviews. Mr. Holmes was advised of the escrow to be set up for cost related to the SMRP consulting. Mr. Holmes has requested to go forth with the residential building and has been referred to the Code Enforcement Officer for review. Mr. Holmes was requested to provide a letter of credit for the project. Land Use Consultants, Inc. will need to notify the Board in writing of its next visit.