

PLANNING BOARD HEARING JAMES SEELYE, BARBARA CONOVER - May 5, 1986

MEMBERS PRESENT: Chairman Wilfred Taylor; Vinal Pendexter; Stephen DiBiaso; Joe Kendall; Harlan Shepardson

Meeting called to order by the Chairman 7:42 p.m.

Conditional Use Permit - Barbara Conover: Application has been made for Conditional Use of a barn to be used for the sale of goods, Main St., Paula Hendrick property. Plan has been filed, joint store selling Children's toys, books and arts and crafts of local people. Hours that she plans to be open are 7 days per week, 11-7 weekdays and 1-5 on Sundays. Parking in rear for 6 vehicles and 2 in front. No major plans to house. Paint exterior. Small sign, no neon.

Joe Traunig asked how they would accomodate 6 cars, cut down a tree? Mrs. Conover replied, NO, perhaps trim one or two. There is a right-of-way to the rear. There have been several letters received in regards to this application. Hanes Gibson's concerned over parking, handling traffic. There were more parking spaces on original plan, but Planning Board recommended change and application is corrected. Attorney Hunt, representing Mr. & Mrs. Gibson, said that as long as there was a limit of what is to be under the retail sales, the Gibsons have no objection only as to the hours and request that they close at 6 p.m. Mr. Traunig again asked about traffic safety, claimed a health hazard, stated that 200' of parking space was required for a retail business area.

J. Stewart: Florist on 1 side, he is open 8-5 6 days and 10-2 on Sundays (seasonally) Gas station is open 7 days per week. How can you say this Craft Shop is going to create more traffic than the above.

Mr. Taylor reminded everyone that the Zoning Ordinance was written or adopted in 1978, the town has grown and the zoning needs to be placed more in keeping with the times.

J. Stewart asked if there was any problem with traffic flow at the Florist, which was another concern of J. Traunig.

N.Watson: Right of way goes thro, why not go in and out on Trafford Street? Mr. Taylor: Board feels this is the road to use - one way traffic in and out. Parking spaces doe allow 10 x 20.

No further comments.

Meeting adjourned for 5 mins.

Inform applicant within 20 days.

The floor asked who would make the decision - The Planning Board.

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Meeting called to order by Stephen DiBiaso, Acting Chairman

HEARING FOR CONDITIONAL USE PERMIT- JAMES SEELYE (6 Apt.) Old Grange: Construction started. February 1986 construction halted. 6 apartment (1-bedroom). Filed application. Multi-Family Dwelling in two zone area.

J. Seelye: The "Old Grange" that I purchased never paid taxes to the town, now that I have bought it, it will pay taxes. Also water, from the Water Company. Started to work, permits for everything I did. Some were questioned. I replaced the roof after the fire. My attorney says I can replace anything damaged in the fire.

J. Kelley: What are dimensions of the lot? Was it surveyed. Jim replied, no, he hasn't, can't get a surveyor till the end of June. Walter Flint to do it this week. Deed states 176' to Depot St. (195' on that road) 1891. Iron post 100' from where Grange Hall lot. Rough guess of 2600' in wooded area. Total of 6300 sq. ft. Jack Kelley wants a certified survey.

Lot size determines septic system. J. Smith: Jack Murphy designed system - Cond. B, Profile 6 - no depth/limit. Permit - 6 apts. 1 bedroom each x 120 gals per day - 48000 sq. ft. land area. If lot is 36,000 as some people think it is, I will have to ask for a variance from the State. Mr. Kelley still says Mr. Seelye is dealing with an unknown quantity. Mr. DiBiasco stated the Board will take it under consideration when they discuss the matter.

Mr. Shiland: Questioned the foundation. Quoted Bocca Code. Mr. DiBiasco stated that Section 301 - 309 based on Bocca Code - in 1983 Cornish Building Code adopted. Mr. Shiland quoted the Bocca Code again and Mr. DiBiasco stated again "only when adopted by the Town".

Question raised about a boiler room. Mr. Seelye said he had plans for a small cellar and boiler. It was pointed out the application stated "boiler room". Mr. DiBiasco stated that a Lot Plan, Floor Plan, Basic Material List had been submitted, but no Boiler Room. Mr. Seelye, said he planned forced Hot Water Heat and that needs a boiler. Mr. Shiland asked what would happen down the road and would it meet specifications? Is there a wiring diagram.

L. Sargent did Mr. Seelye's wiring, and he plans to have him do the rest. Fire Marshall's office was there and he made the corrections.

J. Kelley: No piping plan. Some people may be wondering why we are going about this the way we are. We want something in Cornish that we are proud of and I do not feel Mr. Seelye does want this.

Discussion was held on the fact that the town would not let a developer get away with this and the answer to him would be no. It was also felt by one citizen that it would be a fire trap to put 6 families and including kids into this property, this same citizen when asked why he moved to Cornish if it was such a mess responded that he thought the building was being torn down. Mr. Seelye stated that there would be no great amount of kids with only 1 bedroom, there will be two doors on each side, so it shouldn't be a fire trap. There is fireproof sheet rock to be placed between each apartment.

Caucus of the Planning Board Members.

Mr. Seelye must submit certified site plan; plot plan; site plan for the next meeting and until then Stop Work order is in force.

J. Stewart commented: I don't understand why we all came here tonight He asked for a vote of everyone here. Thinking it would help the Planning Board with their decision. But a Conditional Use Permit (according to Building and Zoning Codes) call for a Hearing then a decision. Multifamily Housing in a Residential zone.

Mr. Shiland asked that when the application is reviewed and the five weeks are up, will it be available for public viewing before the meeting.

Mr. DiBiaso: The Meeting will be announced in the Shoppers Guide when scheduled.

Mr. Smith (Plumbing Inspector): I wonder if you all realize that you are opening to everyone to have their lot surveyed before they can build on lot?

Mr. Craig Kingley will see the job is done and Selectmen will back him.

Mr. Mason: said he (Mr. Smith) signed a permit for 36000' was all right - Mr. Seelye said there was 1-1/2 acres, and so did Jack Murphy.

Mr. Seelye: Said he was going to replace windows, as his attorney said to go ahead and replace if damaged in the fire.

Mr. Kelley questioned the quality of his plumbing fixtures.

Meeting adjourned.

Respectfully submitted,

Joan L. Bettencourt,  
Secretary to the Selectmen

*Henry*  
*W. F. Taylor*  
*Vincent*  
*Joseph Fendall*