 **PLANNING BOARD**

17 Maple Street

Cornish, Maine 04020

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Monday, May 6, 2019

BUSINESS MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:01 p.m.

Present: Jessica Larson, Eve Bergstrom, Erica Craig, Angel Eastman, Ken Hall, Nancy Perkins, Sandra Watts, Code Enforcement Officer Wes Sunderland Recorder Desirae Bachelder.

Guests Present: Brent Anderson, John Watts, Monique Guptill, Diann Perkins, Steve Smith

**New Business:**

1. **Approve minutes from the August 20, 2018 workshop meeting, October 1, 2018 business meeting.**

Eve Bergstrom made a motion to approve the August 20, 2018 workshop meeting minutes as presented and the October 1, 2018 business meeting minutes as amended. It was seconded by Ken Hall. Motion carried with all in favor. (NOTE: Angel and Erica were not members at these meetings therefore Nancy Perkins and Sandra Watts voted to approve these minutes.)

1. **Approve minutes from the April 1, 2019 business meeting.**

Angel Eastman made a motion to approve the April 1, 2019 business meeting minutes as presented. It was seconded by Eve Bergstrom. Motion carried with all in favor. (NOTE: Angel and Erica were members at this meeting therefore there was no need for Nancy and Sandra to vote.)

1. **Approve minutes from March 25, 2019 workshop meeting and April 15, 2019 workshop meeting.**

There were no minutes available to approve.

1. **Cornish Inn – Amended CUP Letter**

Jess Larson recused herself from this matter. Eve Bergstrom explained that the Board had received an email from Mr. Rowland explaining that it was his assumption that the barn and the parking were two separate issues. Mr. Rowland explained in the email that the parking lot will take some time to come together and be built. The Board discussed the amended Conditional Use Permit Letter. Angel Eastman read aloud the email from Mr. Rowland for the record. (This email is attached to and does hereby become a part of the original set of these minutes.) Eve read aloud the amended letter for the record. The Board signed the amended letter which will be sent to the Rowlands.

1. **Brent Anderson – 52 Maple St – U02-042 – Site Plan Review**

Steve Smith presented the documentation concerning the removal of the holding tanks at 52 Maple Street. A copy of this documentation will be added to the Planning Board file.

The Board read through the Site Plan Review application for completeness. This property is in the Historic District Overlay, but is not on the list of historic buildings. It was determined that this is a plan to demolish and reconstruct the building at 52 Maple Street. At the present time Mr. Anderson has no plans for the building, except to demolish and reconstruct. The septic system and leach field will be replaced, the size will be determined when a Subsurface Waste Water Disposal System Permit is obtained from the Code Enforcement Officer. The footprint is not being changed, but the outside will be changed. Jess Larson explained that Mr. Anderson should look through the Tables of Allowable Uses when he plans to come back before the Board.

Angel Eastman made a motion to approve the application as complete. It was seconded by Eve Bergstrom. Motion carried with all in favor.

It was determined that Mr. Anderson can demolish the building and reconstruct it with the same footprint. Once he has determined what he would like to use the building for, Mr. Anderson will need to come back before the Board for a Change of Use or Conditional Use Permit. The Board discussed a Site Walk and Abutter’s notices; it was determined that until a new plan is submitted detailing the use of the building a Site Walk does not need to be held and Abutter notices do not need to be sent.

Ken Hall made a motion to approve the permit for demolition of the building at 52 Maple Street. It was seconded by Angel Eastman. Motion carried with all in favor. The Board advised that Mr. Anderson notify the properties surrounding 52 Maple Street about the demolition of the building. Jess explained that Mr. Anderson will have 18 months to come back before the Board with a plan before the current application expires.

Ken Hall made a motion to amend the prior motion approving this application as complete, and motion that the plan is incomplete until further plans are submitted. It was seconded by Eve Bergstrom. Motion carried with all in favor.

The Board discussed the fact that the building is a commercial building and can stay a commercial building. Mr. Anderson will need to comply with the proper use for the building when he submits a new plan to the Board in the future.

1. **Miscellaneous – Maine Municipal Association Rule Changes**

There are new regulations that have been approved concerning Medical Marijuana Caregivers. Concerns about this should be directed to the Code Enforcement Officer for review. Jess explained that the Town can regulate Medical Marijuana Caregivers but the Town cannot limit the number of caregivers. Caregivers should obtain a Home Occupation Permit from the CEO.

**Communications Received/Sent:**

None

**Adjournment:**

Eve Bergstrom made a motion to adjourn the meeting at 7:48 p.m. It was seconded by Jess Larson. Motion carried with all in favor.

Respectfully Submitted,



Desirae Bachelder

CPB Secretary