

Town of Cornish  
 PLANNING BOARD  
 Cornish, Maine 04020  
 Telephone: 207.625.4324 Fax: 207.625.4416

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**Business Meeting MINUTES**

**Monday, June 7, 2010**

**Cornish Town Hall, 17 Maple Street, Cornish, Maine 04020**

**Time: 6:30 pm**

**In Attendance:** All members.

**Call Meeting to Order:** Chair Sherman called the meeting to order at 6:30 PM

**Continuing Business:**

LOPEZ PROPERTIES LLC – Mark Lopez: Site Plan Review for Proposed Retail Construction of an 8,000 square foot *Family Dollar Store* as well as 2,600 square feet of as yet unknown retail space located at 91 Maple Street (Map U2 Lot 2), Route 25.

Chair Sherman introduced Mr. McSorley from Sebago Technics.

→ Mr. McSorley's report:

- ❖ He explained how he received the review package – in two parts which took more time than if it had only been once. Overall a “good set of plans”.
- ❖ Modifications advised:
  - a. Eastern Entrance/exit “Left turn” – recommend “Right Turn Only”
  - b. No need for full blown traffic study, however do a Traffic Flow Review by DOT
  - c. Coordination needed – Septic paperwork cleaned up
    - Elevation drawings
    - Stormwater Management

→ Engineer Berry responded to some concerns:

- ❖ Stormwater PBR –Working with Mary Beth Richardson of DEP = Discharge requires Permit. Currently on infiltration system vs. full water detention’
- ❖ Driveway across from Route 5 [4-Way Intersection]
  - (R) Eastern driveway share w/ Howe Realtors – easement for incoming and outgoing vehicles. Berry talked with Mr. Howe about concern with incoming cars while cars exit from Howe Building. Wants to invite Howe to next meeting for coordinated a discussion. Pedestrian access – Sidewalk to connect into site to avert traffic – raised islands vs. painted w/lines and signs. Chair Sherman polls the board, majority agree painted island and walkways with signs (Wilfert disagreed).
  - (L) Western driveway designed for better alignment for trucks to deliver (enter) and to exit. A long discussion was held regarding type of trucks and delivery times.
    - ❖ Believes they will receive a complete letter from DOT within a few days.

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**Minutes were approved at July 12, 2010 meeting**

Date Printed: Monday, September 13, 2010

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→ Mark Lopez comments:

- ❖ Traffic flow design has been greatly improved from the past practice of “The Truck Stop”
- ❖ Believes parking spaces can be moved to accommodate wider driveway for Howe building next door.
- ❖ Trucks making deliveries usually are planned for before and after store shopping hours
- ❖ Truck sizes typically are smaller than tractor trailer, think “box truck”.
- ❖ A Planning Board member asked if there was a plan to place signaling at intersection – Mr. Lopez replied “No”.
- ❖ Stated how he had been listening to the concerns of the Board and public – by changing the construction material – no longer a steel building Now a wooden structure more in “tune” with the surrounding community.

**Public Comment:**

- Diann Perkins asked where the snow will be plowed to & stored. Answer: Out back, however, in the case of large amounts/high piles, the snow would be removed.
- Sheena Randall wanted to know the impact on Watson. Again, large amounts of snow will not remain, it will be removed.
- Meredith Harding thanked Mr. Lopez for changing the construction material to be a wooden building. She thought that before a sidewalk is installed further than the Howe building the Town should do a full blown overall sidewalk plan. She thought the raised island in the parking lot would be safer so not in agreement with painted curb cuts and walkways.
- Secretary Harding asked who she should refer job inquiries too. Mr. Lopez said to email or telephone him –or– give the contractor his name and number.

**New Business:**

**RICHARD & HEIDI DECOURCEY** – The Cornish Inn application for Change of Use Permit to request a permanent extension of privilege into the garden area from the Rte. 25 side of porch. 2 High Road Map U03 Lot 40

Chair Sherman asked Mr. DeCoursey to explain why he is before the Planning Board

- Mr. DeCoursey explained the configuration of the Inn’s side garden space where he would like to extend his ability to offer his clients alcoholic beverages. He explained clients would be able to leave their dining tables and walk / sit in the garden while visiting the Inn’s restaurant. There is an existing set of stairs and a 4 foot picket fence. He told the Board he had gone to the Selectmen and it was their belief that being able to go from the porch to the lawn with alcoholic beverages constituted a “Change of Use” not an “Extension of privilege”.

**Public Comment:**

- Board member Harding asked how many seats in restaurant. Answer: 50
- Tiffany Parent thought the height of the proposed 6’ stockade fence along the property line was too tall and Leona would look out her window at a wall. She also explained how she does not want to look at people drinking.
- Sheena Randall expressed her deep disapproval of the Inn. The Cornish CEO explained to Ms Randall if she had cause to believe the Inn was breaking the rules he would be the one to see, not the Planning Board. Ms. Randall stated it was up to the State to give approval for liquor.
- Meredith Harding asked if the exterior lighting would change. Answer: No

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- Tom and Janet Harper stated they were very happy with the Inn. Have watched the progress of repairs and restorations and are delighted with ongoing results.
- Diann Perkins told her story of working at the Inn during the 1950's. People were always mingling around outside and that it was fun – not rowdy. She also explained that Leona's house was not privately owned at the time.

Chair Sherman asked Mr. & Mrs. DeCoursey if they thought a site walk would help show exactly what is being proposed. Answer: Yes. Chair Sherman coordinated with the Board members – a site walk was scheduled for June 21, 2010 at 5:30 PM, just prior to the PB Workshop.

**New Business Continued: Postpone Minute Approval till next meeting**

Take Action to Approve Minutes of April 19, 2010 Shoreland Ordinance Preparation Hearing

Take Action to Approve Minutes of May 3, 2010 Business Meeting.

**Agenda Items for Next Meeting: WORKSHOP: Monday, June 21, 2010**

- Approve Minutes of April 19, 2010 Shoreland Ordinance Preparation Hearing
- Approve Minutes of May 3, 2010 Business Meeting.
- Approve Public Hearing Minutes of May 6, 2010
- Approve Workshop Minutes of May 17, 2010

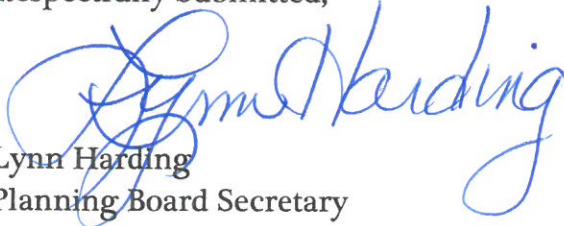
**Planning Board JULY Schedule: Due to the 4<sup>th</sup> of July Holiday**

**BUSINESS:** Monday, July 12, 2010 @ 6:30 PM

**WORKSHOP:** Monday, July 26, 2010 @ 6:30 PM

**Adjourn: 8:45 PM**

Respectfully Submitted,



Lynn Harding  
Planning Board Secretary

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