

CORNISH PLANNING BOARD MINUTES - Hearing High Acre Estates  
John Seelye

June 9, 1986

Present: Chmn. Taylor; V. Pendexter; H. Sheperdson; J. Kendall  
S. DiBiaso.

Meeting called to Order at 7:31 p.m. by the Chairman.

1) Request for a sub-division on the Old High Road by Mr. Kastner, represented by Mr. Raymond. Plan has been submitted. 132 acres to be subdivided into 6 house lots - about 400' frontage on the Old High Road. Soil test has been done. Question was asked what kind of houses would be built on the lots - answer, the land is zoned Agricultural and only two family dwellings can be built, not multi-family. Lot #6 is a lot containing 60 acres and can be subdivided only by going before the Planning Board. The Soil tests did show high ground water, so an added condition of approval was that Lots 1-5 may not be further divided because of soil and ground water conditions. Lot 6 (60 acres) in tact and if you were to subdivide, to come before the Board (5 years). Question was raised - Is the Road paved? The development does not extend that far down Old High Road.

Also asked who do you get to post the road with speed limit? The Selectmen have to be notified.

Q: How many trailers can be brought in in a year? The Planning Board is presently studying the Mobile Home Ordinance. Town Meeting is required for this.

Applicant will be notified of Board's decision in 20 das. upon receipt of change.

2) Continuation of John Seelye's Hearing - Old Grange Hall. First Hearing May 5th, Since that time Mr. Seelye has provided additional information requested. They are posted if anyone wishes to view them.

Jack Kelley: Asked what qualified Mr. Hasty to write the letter? Is he a professional engineer? Certification of the plan. No seal. The only think that is certified if land. He wants a certified engineer to state that the foundation is adequate and then tell what needs to be done.

Letters have been received in opposition to the giving of this permit.

Mr. DiBIASO declared this part of the hearing closed. Planning Board will vote on the issue tonight.

J. Kelley asked if anyone will have a chance for discussion after the meeting?

There was a question about the foundation and the furnace room. a letter from Southern Maine Planning Board stated they found no requirements mandating a new foundation, but recommended the building inspector for a presentation from a registered engineer be submitted to determine the safety of the new foundation.

CONTINUATION OF THIS PUBLIC MEETING:

Motion made and seconded that Mr. Seelye's Conditional Use permit be generally approved with a set of conditions imposed by the Planning Board:

- 1) Plans by an American Institute of Architects member or a Professional Engineer be submitted including all utilities and evaluation of the foundation.
- 2) A site plan be done showing parking for 15 cars.
- 3) The 1984 BOCA code for multiple family dwellings shall apply.
- 4) Any other conditions as determined by the Planning Board be met.
- 5) An occupancy permit be obtained from the Code Enforcement prior to occupancy of any unit.
- 60 The Code Enforcement Officer shall monitor compliance.

MOTION MADE THAT THE MEETING BE ADJOURNED. VOTE.

J. Kelley asked if the public will be given an opportunity to review lists of requirements.

S. DiBiaso: Everything that is submitted is available to the public. They will be in the T. Clerk's Office during regular hours.

J. Kelley: We are afraid Mr. Seelye will be doing the work in increments. Stephen: That is why Craig is to monitor & keep check.

Mr. Seelye is still repairing damage done to his building by the fire.

Respectfully submitted,

  
Joan L. Bettencourt, Recording

Secretary