

Members present: Judy Matheson, Marilyn McCulloch, Walter Stickney, Diann Perkins. (CEO Bruce Smith, First Selectman Warren Neal) *VINAL PENDEXTER*

The minutes of the June 20, 1989 meeting were read. Added to them was in regard to the sign ordinance: the agreement that a variance would be allowed for dimensional requirements of business/commercial/industrial signs only, in specific cases upon appeal to the Cornish Board of Appeals, and it was also agreed to add a section allowing temporary signs in the business/commercial/industrial zone, with restrictions. The minutes were accepted as corrected.

Cathy Kerns of DeLuca-Hoffman was present representing Linda Carvel's application to establish a minor subdivision on Hessian Hill. Ms. Kerns presented a check for the \$80.00 application fee, six (6) sets of the Final Plan, and six (6) sets of reports necessary for application. A name that does not appear as an abutter is Ruth Burgess, who purchased a section of the original Lot #2 in 1986 of the original Hessian Hill Subdivision (of 1982). (sale in 1986: from Jack Marsh to Ruth Burgess). Also, a land-owner within 500', Florence Weeks, was also omitted. All submissions appear to be in order. 6.3.A 4 - no deed restrictions are planned. Walter Stickney moved to waive submission requirement 6.3.A 11. Diann Perkins seconded. Discussion followed. Water is known to be present and the lots are of sufficient size for single family dwellings. Motion passed 4-0.

Diann Perkins moved to issue a dated receipt for a complete application. Judy Matheson seconded. Motion passed 4-0. Judy Matheson moved to not hold a public hearing on this application. Walter Stickney seconded. Motion passed 3-1, with Diann Perkins opposed. On August 1, 1989 at 7:00pm. the application and plan will be reviewed and discussed. Ms. Kerns will be present at that time to answer any questions and make any comments she deems appropriate.

Gleichman and Co, Inc., represented by Pamela Gleichman, Steve Turgeon, and John Morris were present concerning their desire to construct a 25-unit Congregate Care facility on Route #5, North of Route #25. They showed a 5-minute tape explaining Congregate Care and showing other projects they have done. As the proposed project will not use all of the piece of land they have under option to buy, John Morris stated that Gleichman may develop the remainder of the land into several house lots and/or a second Congregate Care facility. Nothing is definite at this time. He stated that they are asking a waiver of the 15% addition land for roads. The Care facility will cover only 2% of the land area including building, parking, sidewalks, and driveway. 3/4% for the building, 1/4% parking, driveway, and sidewalks. All other land in the 13.77 acre parcel to be used will remain natural. They are opposed to a service road surrounding the entire building.

There is proposed an outdoor patio area of about 24 square feet.

Gleichman presented an application for the proposed subdivision, a letter formally requesting a waiver of the 15% land area requirement, and three checks: Application fee, Special account for Board expenses, and Conditional Use Permit fee. Multi-family dwellings in a residential zone is allowed only by Conditional Use Permit under the current Cornish Zoning Ordinance.

Preliminary Plan submissions for Major Subdivisions:

- 7.2 A 1. Pine Acres Revised and Stacey Subdivision not shown.
2. N/A
3. See Plan
4. As discussed at meeting
- 7.2 B All map requirements met
1. Site Plan
2. Site Plan
3. Option to Purchase Real Estate supplied - need copy of the deed.
4. N/A
5. Topo plan at 2 foot contour intervals
6. 13.77 acres, property lines on plans, no watercourses, natural scrub. They are asking waiver on marking 24" trees.
7. Centralized system - see application
soil survey supplied
test pit data and map supplied.
8. Letter from Water District supplied. Gleichman will replace a section of main from the hydrant to a point perpendicular to the proposed building.
9. Shown on plan.
10. included in application
11. Site Plan
12. Site Plan - shows 8" main, 2" water line, power over to pole transformer. Amend plan to indicate underground power. No waiver asked.
13. Route #5 shown
14. N/A
15. Site Plan
16. None proposed. Quiet use of the land will be permitted
17. All 13.77 acres excepting building, parking lot, sidewalks, and roadway.
18. Supplied plan they say meets C.S.W.C.D. guidelines.

19. on Site Plan - two swales around building - water around building and across pavement.

20. Supplied as handout.

21. N/A

22. Did not refer to it. Wondered why it was included. Both Gleichman and the Planning Board will consider the possibility of a loam liner of the septic system as a condition to consider a waiver of this submission.

Gleichman has been placed on the August 1, 1989 planning board agenda, at 8:00pm to review their submissions.

The proposed sign ordinance was discussed.

to the final draft - add #7 - page 3 -temporary signs, etc. are not to be allowed, except as provided for in the ordinance.

Warren Neal updated the board on items he wanted the board to be aware of:

1. Whitlock property situation on Route #5 and 117.
2. Video Ventures, Maple Street - have been asked to appear at the next selectmen's meeting. Response by Video Ventures - Husband will not be present, wife will be in hospital. (These people have not been receptive to suggestions of the CEO)
3. The septabe disposal site the town must have by July 15, 1989 as required by the State - will be on land owned by Dwight Mills in Parsonsfield. Site will be shared by Cornish, Porter, and Parsonsfield. Stump dump will probably be located on the same parcel of land.
4. Mr. Mills will build a salt and sand shed on the Pendexter Road in Cornish. Participating towns will have no responsibility for the property. Towns will merely buy their sand and salt from Mr. Mills.

Meeting was adjourned at 10:40pm.

Walter Stickney, Secretary