

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

Business Meeting Minutes

Monday, July 12, 2010

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

Time: 6:30 pm

In Attendance: Dan Sherman, William Hoxie, Kenneth Hall & Lynn Harding
 Greg Wilfert arrived at 6:45 PM

Call Meeting to Order: Dan Sherman called the meeting to order at 6:35 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.

- Mark Lopez, Owner; Chris Berry, Engineer; and Mr. McSorley of Sebago Technics are in attendance.
- Engineer Berry explained he and Mr. McSorley held a more personal meeting regarding this project so approval may be reached more quickly.
 - ✓ More ADA accessible
 - ✓ Updated Stormwater management – outlet structure (regulate pressure)
 - ✓ Worked with abutter Howe to design a sidewalk compatible with both businesses
- Chair Sherman told he had spoken to the DOT asking about the raised vs. painted islands and he was told the DOT would approve nothing less than raised islands. More discussion among board members: *Formal vote – Unanimous: To support DOT recommendations.*
- Chair Sherman asked where the location of the electric service will be. Engineer Berry explained it would be on the (L) Left side of the building as long as Central Maine Power agreed.

Chair Sherman opened the floor to Public Comment:

- Diann Perkins re-opened the subject of the Dollar Store sign stating she wished it could be a hand carved wooden sign. She asked if the present sign structure would be utilized.
- Engineer Berry explained the present structure would be used UNLESS it is in the “right of way” and if, in fact turned out to be the case then position of the sign would have change. He also explained, again, the Family Dollar Store requires a certain sign and that Cornish did not

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have a ordinance prohibiting their type of sign. Once again it was explained the sign would be lighted, however it is a low lumens internal light.

- Meredith Harding said she no longer had the color samples for the exterior clapboarding but hoped it would be the color grey discussed at the last meeting. She also wished for a wooden sign.
- Chair Sherman asked what color the architectural shingles would be. Expressing that black or charcoal would be appropriate.
- Mr. McSorley asked Chair Sherman if the Public Hearing for this project had been formally closed. Chair Sherman replied that it had been.
- Chair Sherman asked for further comment; there were none. Chair Sherman asked the Planning Board members to vote.
- The Board Unanimously Approved the project proposed by Mark Lopez, LOPEZ PROPERTIES LLC to construct a 8,000 square foot *Family Dollar Store* as well as 2,600 square feet of as yet unknown retail space with the following conditions:
 1. The Picture of the Proposed Elevations for the Cornish Family Dollar Store will be part of the formal Mylar Platt Plan.
 2. The color of the exterior clapboards will be a light shade of grey appropriately blending with the surrounding neighborhood.
 3. Architectural asphalt shingles will be installed upon the roof in a color appropriately compatible with exterior clapboards.
 4. A complete final package will be submitted to the Cornish Planning Board with all amendments, duly executed by the respective professional consultants.
 5. A copy of the Maine Department of Environmental Protection (MDEP) Permit-by-Rule (PBR) submittal for Stormwater Law with a copy of the certified mailing or delivery receipt for the submittal will be submitted to the Cornish Planning Board. Approval is dependent on the 14-day waiting period for PBR acceptance with no comments or a submission of an amended PBR submittal or a MDEP Stormwater Law Permit.
 6. A copy of the MDOT Driveway Permit with any modifications required to the approved plans will be submitted to the Cornish Planning Board.
 7. Before issuance of a building permit, a complete cost estimate with an amended letter from a bank or other source of financing indicating the name of the project, amount of financing proposed, and the means of financing the project will be presented to the Cornish Planning Board.
 8. The easternmost island into the project will be modified to include a median island with mountable curb configured to channel exiting traffic to a right turn movement only and allowing for the entering of the design deliver vehicles from Route 25.
 9. That the control structure detail, D23, on Sheet D-103 be modified to have a solid weir wall with top of weir and bleeder set at the elevations as indicated in the detail.

New Business Continued:

- Take Action to Approve Business Meeting Minutes of June 7, 2010
 - Bill Hoxie made the motion to approve with corrections. Ken Hall seconded the motion
- Corrections: Correct spelling of word “poles” – should be “polls” & Remove hearsay comment “and their ongoing ordinance breaking”. **Minutes Unanimously Approved.**

Other: Selectman Nancy Perkins asked for clarification on Sebago Technics billing. Chair Sherman explained Sebago Technics professional services fee is a “Fixed” amount and there should be no further fees.

Agenda Items for Next Meeting: **WORKSHOP:** Monday, July 26, 2010

→ Approve Workshop Minutes of June 21, 2010

Adjourn: 8:00 PM

Respectfully Submitted,



Lynn Harding
Planning Board Secretary

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