

Members present: Marilyn McCulloch, Walter Stickney, Ken Leavitt,  
Judy Matheson, Diann Perkins (arrived 7:25pm)

Also present: Warren Neal, 1st Selectman, Code Enforcement Officer  
Bruce Smith.

7:00 - Public Hearing - Wayne Gillette application for a two-  
family dwelling - to establish an apartment in his home,  
Tax Map R-8, Lot 35. Chairman McCulloch stated that the  
appropriate postings had been done, i.e. Notice in the  
newspaper and certified mailings to all land owners within  
500' feet of the property. Code Enforcement Officer Smith  
stated that the septic is appropriate for the use, and  
there is no parking problem. No one from the general  
public voiced any concerns or questions. No other  
discussion. Public Hearing closed at 7:07pm.

Planning Board convened at 7:08pm. No further discussion on the Wayne  
Gillette Application. Moved that the Conditional Use Permit be  
approved with the condition that no occupancy of the apartment take  
place until the septic system is installed, and approved by the  
plumbing inspector. Seconded. Vote 4-0 in favor.

Minutes of July 10, 1990 meeting accepted as written.

Minutes of June 19, 1990 meeting accepted as written.

Marilyn McCulloch read a letter from James Boyle, who is not working  
for Patten Corp. now. He has asked that the Chairman write a letter  
of recommendation for him to potential employers.

Bruce Smith stated that Jack Morse is not going to follow through  
with his application for a multi-family dwelling.

On Brad Perkins lot there is some concern about the road that is being  
built and the gravel in a mound being removed.

7:30pm. - Robert Libby has applied for a permit to extract gravel from  
land located on the Tax map R-2, Lot 10C (Lot consisting of 150 acres ±)  
such pit to be less than five acres of the parcel.  
Phil Kilburn from the Cornish Water District (in attendance) expressed  
concern that a gravel pit in that area would pose a real threat to the  
present town wells located on the East side of town. He stated that  
there is a fissure in the bedrock that runs along the property, and  
that the wells are recharged from the gravel above. He is concerned  
about fuel spills getting into the water. Robert Libby stated that  
the area to be mined was probably 2000' or more from the wells. Mr.  
Kilburn stated that the C.W.D. would like to see a hydrogeologic study  
done to determine water height, flow, etc; and assurance that a  
gravel pit in that area would not adversely affect the town water.  
Mr. Libby stated that he assumed that that would be required and it  
would be no problem to get someone to do the survey that is acceptable  
to the Water District. As Mr. Libby's property does not have direct  
access to Route #25, he has rights-of-way over other property. Mr.  
Libby's deed states rights of "ingress and egress". The Planning  
Board has been advised by attorney, Madge Baker, that Mr. Libby obtain  
from each land owner a statement showing that they have no objections  
to Mr. Libby improving the right-of-way and using it for heavy truck

traffic. Mr. Libby also stated that he would have to do something on the road to control dust. There is also a brook that needs to be crossed. The Board would like to see as a condition that the CEO have access to inspect, for a fee. Also, Mr. Libby will be putting up a gate, to control access to the pit, and will need a plan he will follow in opening, operating, and closing the pit. The Patten Sub-Division entrance is right across the street, and hours of operation are a concern. Mr. Libby stated that the length of time he would be asking the Board for the Permit, and the time involved in extracting the gravel would depend upon market conditions. The Board told Mr. Libby the last Gravel Pit permit they approved was given a two-year time limit.

Needs identified by the Planning Board at this time:

1. Hydrogeologic study done a hydrogeologist approved by the Cornish Water District.
2. Letters of approval from land-owners over which his Right's-of way run.
3. May need DEP aprmit (s) to cross brook.

Board asked how the area to be mined would be measured, and was told that the area would need to be surveyed and flagged by a Certified surveyor.

Also asked: of Phil Kilburn, if the proposed aquifer protection ordinance is what the proposed hydrogeologic study will follow. Mr. Kilburn stated that it would certainly be a part of it. Mr. Libby has a copy of the Cornish Performance Standard 8.6, all sections, of the Town ordinance, and would like to receive a copy of the proposed aquifer protection ordinance. Mr. Kilburn stated that the proposed State Well-head protection plan requires a 1300' radius.

A site-walk of the property location of the proposed Gravel Pit was scheduled for July 31, 1990 at 6:30pm.

CEO Bruce Smith asked the Board: if a use is not listed in the Town Zoning Ordinance, is it permitted? The the consensus of the Planning Board is that if a use is not listed, then it is not permitted.

Phil Kilburn, of the Cornish Water District, explained the present water system, and some of it's problems. Mr. Kilburn will also be present on the Gravel Pit Site walk, scheduled for July 31st.

Meeting adjourned at 8:45pm.

Most sincerely,

  
Walter Stickney, Secretary

55,700