

Town of Cornish  
**PLANNING BOARD**  
17 Maple Street  
Cornish, Maine 04020  
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**Monday, July 18, 2016**  
**WORKSHOP MEETING MINUTES**

**In Attendance:** John Morrissey, Ken Hall, Bill Hoxie, Eve Bergstrom

**Absent:** Norm Harding, Jessica Larson

**Guests:** Wes Sunderland, CEO; Diann W. Perkins; Jack Bash; Scott Cecil

**Call Meeting to Order:** 6:45 PM by John Morrissey

**New Business:**

1. Bonney Memorial Library renovation

- a. Jack Bash and Scott Cecil gave an overview of the plan to install solar panels on the roof of the Bonney Memorial Library.
  - i. Ken Hall recused himself because of a conflict of interest.
  - ii. Highlights of the plan:
    1. An array of low-profile solar panels would be added to the roof (a mock-up of a panel was exhibited).
    2. The panels would provide a source of clean energy and fit into the plan well, along with heat pumps, the removal of a furnace, energy-efficient windows, and LED lighting.
    3. An option for a solar farm and net-metering and the cost of transmitting the energy was discussed.
      - a. Scott Cecil: "A second option, perhaps in combination with panels on the library roof, or perhaps instead of panels on the library roof, would be to create a solar farm, also known as a community solar farm. We have a land home owner who has offered us space on his land for this. This would involve creating a contract between the library and the home/landowner to create an organization that would legally own the solar panel array. The array would be ground mounted on his property, facing south. I believe it would not be visible from any public road. The legal association would then contract with CMP to a net-billing arrangement (I spoke to Nate Pelletier at CMP to confirm that despite the failure of LD1649 to pass over the governor's veto that CMP is still entering into net-billing contracts under the existing rules.)"
    4. The Land Use Ordinance has restrictions on altering the roof line in the Historic District; it would depend on the degree of alteration and what effect the alteration would on the visibility of the panels. How visible would it be from Krista's, Thompson Park?
    5. Thanks to Diann W. Perkins for her assistance with the notes.
    6. A site walk was scheduled to Bonney Memorial Library for the August 15, 2016 workshop meeting at 7:00 PM.

2. Work on social club language

- a. The Land Use Ordinance (LUO) only references "clubs" on page 22 Table 1, Table of Permissible Uses: EDUCATION, INSTITUTIONAL, PUBLIC. Clubs are given as requiring Conditional in the VC, HD, CD, RR and are prohibited in the IP, RD, RP, SD, and AP.
- b. The Planning board suggests that the LUO be amended to clearly define clubs.
  - i. Definition of a club: An association or organization dedicated to a certain interest or activity.
  - ii. Definition of a social club: A group of people or the place where they meet, generally formed around a common interest, occupation, or activity.

iii. Such clubs and/or social clubs are welcome within the Town of Cornish, however, are prohibited from the districts of the Village Center and the Historic District.

3. Approve minutes of the July 11, 2016 Business Meeting

a. Ken Hall: Motion to accept as presented; Bill Hoxie: Seconded. Vote: unanimous.

4. Other: None

**Unfinished Business:** None

**Communications Received/Sent:** None

**Agenda Items for Next Meeting:** Business Meeting – Monday, August 8, 2016 @ 6:30 PM.

1. Approve Minutes of the July 18, 2016 Workshop Meeting.

2. Site walk at Bonney Memorial Library, August 15, 2016, 7:00 PM.

3. Other:

**Adjourn:** 8:35 PM

Respectfully Submitted:

*W Hoxie*

William Hoxie, Planning Board Secretary