

**Town of Cornish
Planning Board Meeting Minutes
Meeting of July 7, 2008**

Planning Board Members Present: Daniel Sherman, Kenneth Hall, Greg Wilfert, Les MacMaster, William Hoxie, Judy MacIntyre

Dan Sherman opened the meeting at 6:40pm
The Meeting Minutes from the June 2, 2008 Planning Board Meeting were read, voted on and accepted.

Agenda Item # 1: Daniel Day and his request for a building permit for an apartment building on lot 42A of Map R-1. A letter was presented from the Cornish Fire Department Fire Chief Scott Pingree to address the appropriate distance of dry hydrants from the property for fire suppression. The distances stated are between 500 – 750 feet. The actual distances are 900-1000 feet respectively to the two dry hydrants and the question is; does the planning board have the ability to waive the distance requirement. If the Fire Chief says it is close enough with enough water supply to fight a fire, then we should be OK with it. Rob Millard stated that this is not a multiple family building – it is a duplex. So it should be considered a single family home. Greg moved that we can keep the Fire Chief's letter in the file, stating that fire suppression is adequate. The board voted to accept that and to move forward to the paving issue. The paving will be wider and closer to the buildings than the requirement states. The board voted to approve the application with the condition of paving and hot top to be 75' past the new building from Route 5 to fork in driveway and second condition being the domestic water being updated from private to town water. A conditional Use Permit letter will be sent to Mr. Day within two weeks.

Agenda Item # 2: Bruce Webster and Jamie Carr and their request for a permit to relocate a Redemption Center to the Cornish Storage, Route 25, Map R2, Lot 77. We have a copy of the Curb Cut permit, dated June 5, 2008. There was updated permit that was given by MDOT at a later date than this one, however we don't have a copy of it. Dan had a conversation with Glen Ouellette, of MDOT and he said that there would be a paving requirement on that new permit. This requirement is being issued in order to support the entrance because of heavy truck traffic in and out of the area. Jamie will go home and try and find the permit and then come back to continue the discussion. At the end of the Planning Board meeting Greg stated that Jamie dropped off the curb cut permit and left. There were questions about signage, and the question of drainage and how it would be transported to the septic tank and not washed out on the ground. The board was not comfortable discussing the application without the applicant. The board voted that the application was incomplete and Jamie can come back to the board at the next meeting.

Agenda Item # 3. Richard DeCoursey and his request for a variance of the setback for his property in the Historic District of Cornish Village, in order to put up a greenhouse on the back of his property at 2 High Road, Map U3, Lot 40. The side set back at this time is 15 feet and he is requesting a variance for 7 feet. His greenhouse measures 17' wide by 68' long by 10' high at the peak. He will be using it for vegetables, herbs, and flowers, for personal use. His greenhouse, with use as stated, is permissible in the District. The site is on a former livery building. The greenhouse in question is considered a permanent structure. There will be no plans of heating the greenhouse or putting fans in to ventilate.

Abutter: Stephanie Parent is concerned about use of pesticides in the greenhouse and it seem to be very large for personal use, will it be used for food for the restaurant? Mr. Decourcey answered that there will be no pesticides and at this time it will be used just for personal food and flowers.

Abutter: Mary and Fosco Picchi are abutters to the rear of the property. They want to know what the dimensions are of the greenhouse. They have a problem with the fact that the land in Mr. Decourcey's back yard is very small and he has a large barn, a horse and now adding a greenhouse in that small yard and the overflow, trash, horse waste and wood goes into their yard. They feel that there is too much stuff in the small yard. They are also concerned that there will be lights on all night for heat and large industrial fans that make noise all night that will impact their home and life. Mr. DeCoursey stated that it will be for personal use only, there will not be a fan put in in the foreseeable future and that he has cleaned up a lot of the debris left by others on his property and will be cleaning up the things he has put on the back of his lot that is a cause for concern.

Greg stated that Mr. DeCoursey needs to clean up the stuff he put on Picchi's property, he needs to be sensitive to his neighbors if he decides to put in lights and fans, so they don't impact his neighbors in any way. Dan was interested in a site walk of the property but after polling the Planning Board it was decided that there would be no site walk

Diann Perkins stated that the area is very congested where the greenhouse is planned but because of the times we will probably be seeing people asking for permits to have greenhouses, chickens, pigs etc, and we need to develop a plan to handle these requests.

Dan stated that there would be a vote for a variance with conditions with no heating lights/grow lights and no loud exhaust fans. Rob stated that the ordinance for sound could be no more than 55 decibels. The time for the noise ordinance is between 10pm and 7am. If Mr. Decourcey complies with the lighting and noise ordinances, there will be no conditions on the Conditional Use Permit. The board voted to accept the application as submitted, noting that the set back has been waived and it will be the 7 feet as requested. Rob has requested a plot position based on the real lot line reference. Once the building is completed, accurate measurement of greenhouse on the lot would be required. Rob asks that the document be to him with in 60 days from today. The Conditional Use Permit will be to Mr. DeCoursey within two weeks.

Agenda Item # 4: David Bower is requesting a Conditional Use Permit to allow the installation of new equipment on the tower on Hessian Hill, Map R5, Lot 21. Mr. Bower proposes to install some new tower equipment to provide high speed internet access to those who cannot access broad band. It will be done wirelessly. Sam Gilpatric has provided a letter giving permission to Mr. Bower to use the tower for his equipment. The letter is dated in 2007. Mr. Bower stated that the "line of site" coverage will be about 25 miles. Given our terrain with hills and trees it will probably be between 2 -5 mile coverage. He is proposing a single 5 watt transceiver in the beginning and then once the concept is proved there would be an additional 2 transceivers, 5 watts each, (for a total of 15 watts) to provide 360 degrees of coverage. Ken advised that Mr. Bower, being an outside contractor would need to provide liability insurance. Mr. Bower stated that he would provide insurance but he would need some guidelines as to what the town would want. Dan said that he should meet with the selectmen to discuss the insurance and there would probably be a rental fee that they would determine, as well as the amount of insurance needed. He also suggested that there should be an expert on the subject retained to speak – typically the Planning Board asks that an appropriate (dollar) amount be placed in escrow to pay for the services of a professional on the subject. At this time the Planning Board does not know who the person would be or how much money would be needed. Mr. Bower asked what we are expecting from that person. Dan stated that the concept and material that he has provided for the board requires a level of knowledge that the board does not have. We are looking for an unbiased professional to guide us. It is not uncommon for us to ask that to assure that the application is administered fairly. Dan would ask that there is a site walk for this application. Les MacMaster stated that since we are talking about putting a piece of equipment on an existing tower and since the application is complete it should be voted on and the clock should be started on the 60 days time frame. The board agreed by majority that it is a complete application. The clock is started. Greg asked that we should try and get an expert in by workshop time so that we can make a decision by the August 4th meeting. Mr. Bower will be coming to the workshop in the 21st of July at 6:60 and writing a letter of request to be on the Agenda for the August meeting.

The meeting was brought to a close at 8:45pm