

Members present: Marilyn McCulloch, Judy Matheson, Walter Stickney, Vinal Pendexter, Diann Perkins (Bruce Smith, CEO, First Selectman Warren Neal)

The meeting was called to order at 7:00 pm.

Michael Emmons came before the Board in the Preapplication phase of Subdivision application: Country Acres Subdivision, located at the corner of Route #160 and Spur Road, Cornish, Tax Map R8, Lots 36 and 37. He proposes to subdivide the land into four lots consisting of over 2 acres each with over 200 feet road frontage. The total parcel is 8.99 acres. The site plan is lacking the names of abutters on the other sides of both roads. The Planning Board needs to see a copy of the deed from which the survey was based. Selectman Neal stated that the Town records show that a family named \_\_\_\_\_ as owner of the property, instead of North East Properties as shown on the survey map. Diann Perkins and Judy Matheson questioned whether the pesticides used on the orchard would affect ground water. Mr. Emmons asked for suggestions that might be used as deed restrictions. It was suggested that Lot #3 be allowed driveway access from the Spur Road only, the lesser traveled road. Mr. Emmons asked for information regarding the hydrogeologic assessment. A site walk was scheduled for Thursday, Aug. 3rd. at 6:00pm. He was put on the agenda for Sept. 5, 1989 at 8:00 pm.

*Northeast  
Maple Road  
Haramis Inc.*

Gleichman and Co. were present, represented by Steve Turgeon and John Morris. Mr. Morris stated that there is no one now at the York County Soil and Water Conservation District available to review Erosion and Sedimentation Control plans. He has talked with a Lincoln County representative, who has made some suggestions. They hired R. W. Gillespie of Sanford to engineer the septic system to keep nitrate levels within state limits. He mentioned the loam liner, the Ruck System ( 2 systems, one for gray water, and one for black), and the Peat bed system. He has not had good luck with the loam system. He does think the peat system is the better of the three, and Mr. Morris read excerpts from a letter supplied.

Mr. Morris asked the Board how the unavailability of people at York County Soil and Water Conservation District could be circumvented.

The fifteen percent density exemption of land for roads was discussed. Walter Stickney stated the driveway needs to be 24 feet wide, instead of the 20 feet proposed. W. S. also asked what contract stipulations there are that keep the project on an elderly housing complex basis. Mr. Morris stated that F.H.A. regulations require the property be used as elderly housing while they hold the mortgage which in this case is for fifty (50) years. And there is no pre-payment allowed.

Marilyn McCulloch stated that it appears that the materials needed for preliminary plan approval are in, excepting that the Soil Erosion and Sedimentation Control plan has not been approved by Y.C.S. & W.C.D.. Also Gleichman and Co. are supplying three alternatives to a Hydrogeologic assessment for the Board to consider in order to satisfy submission 7.2 B #22.

Diann Perkins asked about a sidewalk along Route #5, considering that the proposed facility, 24 apartments, is to be inhabited by people aged 62 and older.

Judy Matheson feels that a utility road should be placed completely around the building. The Fire Chief should give his opinion before the Board makes a decision on the matter.

On a Public Hearing of the Preliminary Plan, it was moved and seconded that the public will be notified in the Shoppers Guide that the Cornish Station Apartments Preliminary Plan submissions will be reviewed by the Board on Sept. 5, 1989 at 7:00 pm, in lieu of an official Public Hearing. Marilyn McCulloch asked that Gleichman bring drawings of the total exterior of the building and also inside floor plans.

Linda Carvel, represented by Kathy Kern of DeLuca-Hoffman, Assoc. for her proposed two-parcel subdivision on Hessian Hill. Again, the deed history was raised and additional deeds were presented. A review of the submission requirements was made. Ruth Burgess' name as an abutter appears on the plan. She pays taxes on the trailer she lives in, but the land on which the trailer sits, appears to still be owned by Mr. Marsh. The submission requirements have been met. Walter Stickney moved to grant a receipt for a completed application. J.M. seconded. Vote 5-0 in favor.

Walter Stickney said he could not see any adverse impact on the thirteen standards. Diann Perkins moved to accept the Hessian Hill Farms Amended subdivision as presented. Judy Matheson seconded. Vote: 5-0 in favor. The mylar was signed by all Board members.

Marilyn McCulloch showed a letter from Realty Resources Chartered saying they plan a 24-unit of low-income family housing on a six-acre parcel of land on School Street. The letter had been sent to SMRPC, who forwarded a copy to M.M. Minutes of the last meeting, July 18, 1989 were reviewed and accepted as presented. Vote 5-0.

It appears that Killdeer Acres Subdivision construction on the road has begun.

Patten Corp. has received permission to begin felling trees on the 50-foot road right-of-way, of their proposed "Saco River Estates" subdivision on Route #25.

Meeting adjourned at 10:05pm.

Walter Stickney, Secretary