

**Town of Cornish  
Planning Board Meeting Minutes  
Meeting of 08/01/05**

CPB Members in Attendance: Brad Perkins, Sheena Randall, Les MacMaster, Dan Vaillancourt, Darrell Watson.

As Dan Sherman was on vacation, Dan Vaillancourt called the meeting to order at approximately 6:30PM.

**Agenda Item #1** – Ms. Nancy Rogers

Applicant is requesting a conditional use permit as required by the Land Use and Development Ordinance to construct a building within the AP District – Map R2 Lot 72C

At the last meeting, the Board requested that Ms. Rogers obtain an opinion from a soils engineer of her choosing to determine the composition of the soil. Ms. Rogers presented the soils engineer's opinion to the CPB.

\$30 application fee paid.

The CPB invited the Cornish Water District Board to review the application and comment on it's impact on the aquifer and well head.

Ms. Randall had several questions about existing right-of-ways and property lines. Ms. Rogers commented that the right-of-way was part of the original deed. The purchase/sale agreement to the Water District granted a 75 foot right-of-way to the Water District.

There was a conversation regarding location of the proposed house and it's proximity to the well head and recharge area. Ms. Rogers will not engage an architect until she is sure a permit will be issued. Permits cannot be issued without plans for the building and septic system plan. The State statute prohibits septic systems within 300 feet of the well head.

The CPB sees no issues with Ms. Roger's plan at this point. She must apply for a building permit through the CEO.

As outlined in the 07/11/05 CPB meeting, the following conditions will apply:

1. Gravel road will be a condition of the permit. Chairman said no blacktop whatsoever.
2. Any septic system must be no closer than 300 feet of wellhead.
3. Another condition will be that lot will not be used for access to other lots.

## **Agenda Item #2** –Massabesic Physical Therapy

Applicant is proposing to open and operate a business that will offer professional physical therapy outpatient services – Map U6 Lot 5.

Only outstanding item is a copy of the “abutter’s letter”.

Copy of letter was delivered to CPB.

## **Agenda Item #3** –Howland Homes (Howland Realty)

Continuation of an application concerning a proposed two lot subdivision located on High Road – Map R2 Lot 6

The CPB could not find the subdivision application and checklist, but Mr. Howland stated that he submitted it to the CEO who then forwarded it to the CPB Chairman.

Ms. Randall gave Mr. Roney (abutter) an opportunity to comment on the proposed split. Mr. Roney was not so concerned with the subdivision as he was with the Consent Agreement.

The CBP determined that Mr. Howland meets all the requirements within the ordinance concerning the split of his single lot.

Mr. Howland’s application to split his existing lot was approved 4-0, with Darrell Watson not voting.

## **Agenda Item #4** – Stephen DiBiaso & Chris Burchfield

Applicant interested in starting the process for a three lot subdivision located on Pease Hill Road - Map R3 Lot 24

There will be a \$30 application fee plus per lot fees to be paid in the future.

The applicant wanted the CPB preferred solution to a single cul-de-sac servicing all three lots or three separate driveways. The applicant was directed to talk with the Road Commissioner for his opinion, but the Board’s position was a single road servicing all three lots.

The applicants delivered a Minor Site Plan to the Board. Dan V. went through the checklist and identified any requirements waived. The Minor Site Plan was returned to the applicants for completion.

The CPB commented that if the applicants decided to use a single cul-de-sac, they need to have some sort of agreement in writing to cover the maintenance of the common road.

**Agenda Item #5** – Andrew Faulkner

Applicant is interested in building a Welding/Fabrication Business just above the Cornish Business Park.

Mr. Faulkner reviewed his plan with CBP.

Applicant used Minor Checklist supplied by CEO in preparing his materials.

Applicant needs to notify all property owners within 500 feet of his intent and opportunity for public comment at the next CPB meeting on 09/12/05 or at the CBP workshop on August 15.

Applicant also needs to send another letter to get on the agenda for the next meeting.