

Town of Cornish
Planning Board Meeting Minutes (3 pages)
August 4, 2003

Members: *Dan Sherman, Chair. Peter Simard. Dan Vaillancourt. Bradley Perkins. Carlton Candage. Sheena Randall. Darrell Watson.*

Susan Orben-Reed Proposal: The Olde Yard Sale.

The board finds that the proposal submitted in June is denied on the basis that a junkyard, as defined in the ordinance, is not permissible in the commercial district. The board took generic questions from the floor as offered in its letter to Ms. Susan Orben-Reed. Extended conversation from the floor and the board regarding two letters received July 29, 2003 with conflicting content. The board advised the floor to follow the appeals process.

Mrs. Lisa Minutti Proposal: Lisa's Barn.

Mrs. Minutti has proposed to open a business at her home located at 28 Cumberland St. Items would include the following: Antiques, Collectables, Cold/Hot drinks and Candy. Second meeting to the board, in the first meeting she was given a checklist to follow.

The board has requested Ms. Minutti to notify her abundants within 500 feet diameter via certified mail of her intentions. The board raised questions regarding parking issues to meet the ordinance requirements. The Board is requesting a site walk of the property and scheduled prior to the workshop on August 18, 2003. Ms. Minutti will need to notify the board of her next appearance.

Mr. Robert W. Sturgeon Application:

Mr. Sturgeon submitted an application and sketched plan concerning a new subdivision located off the Old High Road.

The board has given Mr. Sturgeon the checklist with requirements to be met according to the Town ordinances. It was explained by Mr. Sturgeon that he plans to develop an 80+-acre parcel into 12 lot subdivision. Mr. Sturgeon will need to notify the board for his next appearance.

Mr. & Mrs. MacIntyre Application:

Mr. & Mrs. MacIntyre submitted an application to open and operate a retail Quilting and Sewing supply/Fabric shop at their home located at 3 School Street.

The board has requested that the MacIntyres notify their abuntants within 500 feet diameter via certified mail of their intentions and to complete the required checklist. It was discussed that the business would have approximately 60 feet of frontage to create parking spaces. The board advised the business would need 8 spaces accommodate the estimated 1200+- square feet of retail space. Mr. MacIntyre was advised that the parking spaces only have to apply to direct sales area.

Mrs. Phyllis Perault Proposal: Pac Rat Phils.

The board is to review the pending application for the business being run as a yard sale on rented property owned by Highland Farms at the west end of Maple Street. Checklist and required items submitted to board in July.

The board determines the use meets the zone. The board had questions regarding the number of outside tables and inside retail space as well as parking. The board is requiring Mrs. Perault to measure the maximum sales area including space being used for the outside tables and submit in writing to the board. With 12 outside tables, averaging (4x8) 384 square feet in size, not spaced out, and (12x55) 660 square feet of inside retail space she will need to have a minimum of 12 parking spaces. Questions were raised regarding the ongoing accumulation of goods outside and materials being covered when the business is not open. Mrs. Perault states that when closed for the winter, no items will be left and the tables will be stacked out back. Closure will be based on weather permitting. She was advised to bring her outside signage up to code with the Towns ordinance. She was asked if all goods from her old location had been moved, she has removed all goods but the outside tables are still there. A motion was made, with conditional use, to allow Mrs. Perault to continue her yard sale business providing she met the requirements requested of her by the board and the Code Enforcement Officer would handle any violations. All in favor.

Cornish Fire Department Application: (Mr. John Cleveland and Board of Selectman)

The board is reviewing the pending application to build a 4 bay Fire Station on a lot located at the corner of School Street and Thompson Street, next to the Elementary School pending approval of a Town vote to approve a bond issue for \$550,000. Second meeting, first was on April 7, 2003 in which checklist and site plan was requested.

The board reviewed the floor plan to include meeting and office space, a 30x30 community room, with partial bath and 25x12 kitchen with 2 pass through windows. A decon room to include showers and laundry. A 39-site parking, site plan, drainage ditch, underground power, water line and leach field with soil barring capacity test and size of system tests yet to be determined. Second floor to be a mezzanine used for storage. The 4 bay garage areas will have the capacity to house 8 pieces of fire/emergency response vehicles. The board questions any change, if any, in the finance of new building, with objection from the floor. Question was asked if the building would exceed bond issue value. Mr. Cleveland states from what they see and depending on the bid process, it should fit. Extended conversation was given to water drainage, warning signs and or flashing lights, wood structure with metal roof and other potential location sites. The board is not in agreement with the location, which has been predetermined by the Board of Selectman and the members of the volunteer fire department. The board finds that the proposed plans for the new building meet requirements according to the Towns ordinances. A public Town vote is scheduled for September 9, 2003 to vote on the bond of \$550,000 to secure the money to build the fire station providing the abutments within 500 feet diameter of its proposed location are notified of the intentions via certified mail. There was discussion from the floor regarding certified mail verses receipt of mailing from the US Postal Service.