

Town of Cornish  
**PLANNING BOARD**

17 Maple Street  
Cornish, Maine 04020

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**Monday, September 10, 2012**  
**BUSINESS MEETING MINUTES**

**In Attendance:** John Morrissey, Ken Hall, Bill Hoxie, Norm Harding

Abs: Tom Magno

**Guests:** Shannon Surette, Betsy ?, Diann Perkins, Chris Birchfield, Meredith Harding

**Call Meeting to Order:** Meeting was called to order at 6:30 PM by John Morrissey

**New Business:**

1. The Cornish Planning Board received an application from Elmer Runyon pertaining to the termination of an existing 3-lot subdivision known as "DiBiaso Preserve" along Pease Hill Road (Map R-03, Lots 1, 2, and 3). Upon request by Mr. Runyon, this item has been postponed to the Business meeting of October 1, 2012.
2. Shannon Surette presented revisions to her building design and considered suggested improvements to the roofline (location and sizes of dormers), siding (cement board to wooden clapboards), color of the roof and siding, type of roofing material (steel to architectural shingles), drainage (swale), driveway, and parking.
3. Meredith Harding expressed her concerns that the proposed structure conflicted with the guidelines of the historic district overlay as described in the Land Use Ordinance. John and Norman stated that the Board was bound by the ordinance, and that most of the requirements were subjective in nature.
4. The Board voted unanimously (4-0) to approve a motion from Norm Harding and seconded by Bill Hoxie, to consider the application in two phases:
  - a. Phase I: Groundwork may begin immediately;
  - b. Phase II: Building design and construction will be considered on September 17, when this meeting reconvenes.
5. On a motion by Norm Harding and seconded by Ken Hall, the minutes of the Business meeting of August 6, 2012 was unanimously approved.
6. On a motion by Bill Hoxie and seconded by Norm Harding, the Board voted 4-0 to recess until 6:30 PM on September 17, 2012 when Phase II of the project will be discussed and voted on.

**Unfinished Business:** None

**Public Comment:** See #3 above and Communications Sent/Received below

**Communications Sent/Received:**

1. Meredith Harding: (Received) August 9, August 29 (Attached)
2. Planning Board: (Received) Cornish Water District; Cornish Sewer District

**Agenda Items for Next Meeting:** Business Meeting (continued) – Monday, September 17, 2012  
@ 6:30 PM

1. Continue discussion of “Full Circle Artisans Gallery” application, Phase II.
2. Other

**Recess:** 8:21 PM

**Monday, September 17, 2012**  
**BUSINESS MEETING MINUTES**

**In Attendance:** John Morrissey, Ken Hall, Bill Hoxie, Norm Harding

**Guests:** Shannon Surette, Betsy ?, Meredith Harding

**Call Meeting to Order:** Meeting was called to order at 6:30 PM by John Morrissey

**Unfinished Business:**

1. Continue discussion of “Full Circle Artisans Gallery” application, Phase II.
  - a. Shannon Surette provided copies of the following documents:
    - i. The architectural plans showing:
      1. The location of the dormers with architectural shingles;
      2. The roof with architectural shingles;
      3. The siding with wooden clapboards;
      4. The exterior elevations;
      5. The foundation plan;
      6. The ground floor plan;
      7. The first floor plan;
      8. The first floor framing plan;
      9. A sketch of the profile of the parking area with 15 spaces; and a statement from Bob Sturgeon approving the runoff swale.
    - b. Meredith Harding questioned the appropriateness of the overall plan with regard to the Historic District in a letter dated September 12, 2012 (Attached).
    - c. Bill reported that he had received documents from Cornish Water District and Cornish Sewer District that hookups were available for the project.

- d. Hearing no other comments, John led the discussion through Parts B, C, D and E of the Site Plan Review Checklist for completeness.
- e. On a motion by Norm Harding and seconded by Bill Hoxie, the application was approved by a vote of 4-0.

**Communications Sent/Received:**

1. Meredith Harding letter dated September 12, 2012
2. Tom Magno has resigned from the Board. Accepted with regrets.
3. Cornish Water District and Cornish Sewer District

**Agenda Items for Next Meeting:** Business Meeting – Monday, October 1, 2012 @ 6:30 PM

1. The Cornish Planning Board received an application from Elmer Runyon pertaining to the termination of an existing 3-lot subdivision known as “DiBiaso Preserve” along Pease Hill Road (Map R-03, Lots 1, 2, and 3). Upon request by Mr. Runyon, this item has been postponed to the Business meeting of October 1, 2012.
2. Approve the minutes of the Business meeting of September 10 and 17, 2012.
3. Other

**Adjourn:** 7:17 PM

Respectfully Submitted,

William Hoxie  
Planning Board Secretary