

PUBLIC HEARING
TOWN OF CORNISH PLANNING BOARD

on the

Application of Geo. Jewett & Son to install a Gas Station at the
Cornish Shopping Center.

Pike Memorial Hall on September 12, 1984 7:30 PM

Present: Planning Board Members: Ray Estabrook, Chairman, John
Palmer, Wilfred Taylor and Joseph Traunig
Selectmen: Donald Jack, Anthony DiBiase and John M. Seelye

Appearing for the Applicant: Robert Jewett, John Rearick and Stan
Thompson, Jr.

Chairman Estabrook opened the meeting by introducing the
Planning Board members. He stated the application of Geo. Jewett
& Son for a gas dispensing facility at the Cornish Shopping Center
was filed on August 14, 1984 but had to be rejected by the Planning
Board. The Town's Ordinance requires that a public hearing be held
before such an application is approved so that the Applicant may make
a formal presentation and neighbors and other concerned residents may
also make a presentation or publicly raise questions. The Planning
Board will consider these presentations and questions and make its
decision within the 20 days required by the Cornish Zoning Ordinance.

Chairman Estabrook then invited the Applicant to make their
presentation and to answer questions from the floor. He further
invited anyone in the audience to make a presentation, following the
Applicant's, either pro or con.

John Rearick represented the Applicant in making these
statements:

The facility would not be a self-service station but rather
one with an attendant.

Since the road change at the intersection of Rt 5 and 25 where
the present Texaco Station is operating Geo Jewett & Son have been
looking for an outlet which they felt would better serve the public,
with easier egress and ingress and with more safety. He pointed out
that presently their customers must cross the traffic on Rt 5 and 25
through a Stop Sign. He stated this dangerous condition and inconven-
ience in entering and leaving the present station hindered gas sales.

After considerable searching and trying to decide if they want
to build a full-service gas station offering also service work, or
build a convenience store/gas station type they decided to investigate
the possibility of building just a gas station in the Cornish Shopping
Center. They felt this would provide an added convenience to shoppers
since they can drive in for gas and do their grocery, medical and
other shopping at the same time.

Their contacts led them to Stan Thompson, Jr., the owner of the Cornish Shopping Center. They discussed their plans for the gas station with him and outlined it as follows:

25 feet long and 6 feet wide island on which would be three gasoline dispensing pumps; one for regular gas, one for no-lead gas and one for super no-lead gas. The island would be above the ground.

There would be three 8,000 gallon tanks, one for each product, underground in the grassy area. The tanks measure 22 feet long and 96 inches wide.

The setback for the right-of-way would be in accordance with State Maine Laws, 53 feet from the present right-of-way, even though only 50 feet back would be required.

There would be one externally lit square sign reading "Texaco" and one Colonial-style island light.

They do not intend to do any work on cars at the station and only such items as windshield-wiper solvent and oil would be sold for the immediate use of their customers.

There would not be rest room facilities for the customers or employees.

In response to various questions from the floor, Mr. Rearick stated:

Arrangements were made with Autowize to have their employees use their toilet facilities.

The gas island would be located in the center of the grassy area at the Shopping Center.

The island and the enclosure or little house will be constructed at the edge of the blacktop.

They would blacktop about ten feet in front of the island toward the road. There are no plans for additional curbs or curbing.

The 8,000 gallon tanks will be new, of steel construction, built by Massachusetts Engineering and will meet the Underwriters' specifications. The life expectancy for the tanks is 20 years.

The proposed facility would be about one-quarter mile from any Cornish Water Company installation.

There would not be a problem in installing leak detectors on the tanks to monitor the wear of the tanks.

The entrance to the Shopping Center would also be used as the entrance to the gas island.

The tanks at the present Texaco station are small, 1,000 gallon capacity, and they will be taken out of the ground.

There would be an attendant at the proposed facility to pump gas for the customers. It would not be a "self-service" station.

There would be a black top surface over the tanks.

The Department of Transportation has no plans now to widen the Rt 25 highway in the vicinity of the Shopping Center. The right-of-way is closer to the Cemetery and any widening would probably be in that direction.

On gas overflow protection if the driver filling the tanks fall asleep; the gas would not leak out but it would fill the hole, at which point someone would have to be notified. The system is a tight one. Their employees would be cautioned about spillage at the pumps, and it is not likely that any such spillage would be sufficient to cause a hazard. They would install concrete mats if the need arose.

The volume of business anticipated should present no traffic problem and should not increase ~~traffic~~ any significant extent.

Only the pump island would be above the present ground level.

Before they could go public with their plans they had to discuss them with the three tenants at the Shopping Center who supported them.

The new facility would replace the present Texaco station.

The hours would be 6:30 AM to IGA closing hours. If hours were a problem they would be adjusted.

On accumulation of water creating icy conditions in the winter in the parking lot, Stan Thompson, Jr., owner of the Shopping Center, assure the Planning Board that if this is a problem he will take steps to correct it.

On the risk involved in having three 8,000 gallon tanks in the ground and operating the proposed gas station, Stan Thompson, Jr. said that the insurance companies check into this and they did not increase the premiums for the present tenants. This could be interpreted as their conclusion that there would not be an additional risk. A further comment from the floor reflected a serious concern still exists about the dangers involved to the shoppers.

It was noted that the speed limit at the Shopping Center section of the highway is 50 mph and that it should probably be reduced.

Another comment from the floor was that we should welcome non-residents who are willing to make an investment in the Town of Cornish.

The Hearing closed at 8:30 PM and Chairman Estabrook thanked all those who participated.


Joseph S. Traunig
Acting Secretary