

**Town of Cornish
Planning Board Meeting Minutes
Meeting of 09/12/05**

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

Agenda Item #1 – Howland Homes

Applicant requesting the planning board sign mylars for an approved subdivision located on the High Road – Map R2 Lot 6 & 6A

Mylars were signed by Dan Sherman, Les MacMaster, Brad Perkins and Sheena Randall throughout the evening. Mr. Howland was called by the Chairman at the conclusion of the meeting and notified of the signing.

Agenda Item #2 – Stephen & Elizabeth DiBiaso

Applicant is requesting discussion on a proposed Three Lot subdivision located on the East side of Pease Hill Road – Map R6 Lot 24

The PB has received copies of the proposed subdivision plan. The chairman asked where the application stood relative to the entire application process. The checklist has not been completed. The abutter's letters have not been set out. After tonight's discussion, a plot plan will be submitted.

Last meeting, there was a discussion of one driveway or three driveways. The board stated their preference to minimize curb cuts and related that to the applicants at the last meeting.

The plan submitted tonight has been revised to indicate a separate driveway servicing one lot and a common driveway to service two lots. The chair suggested that maintenance of the common driveway be covered by a written agreement. The applicants maintain that these are separate driveways, although their submitted diagram is labeled "Common Driveway".

The applicants did not pursue the Planning Board's suggestion to discuss their plan for driveways with the Road Commissioner.

The applicant's have also modified their original proposal to maintain a 150 foot setback from the road, instead of the originally proposed 100 foot setback.

Sight lines along frontage appear to be good as there is an elevation change as one approaches the driveways.

There will be additional deed restrictions covering the subdivision regarding size, lighting, building materials, etc. over and above town ordinances.

There will be a fee of \$600.00 for the three lot subdivision payable to the Town.

Agenda Item #3 – Tracy Jordan

Applicant is proposing to subdivide a lot located @ 21 Wood Lane – Map U02 Lot 64

Ms. Jordan discussed her plan to subdivide a lot she currently owns and lives on and sell a 1 acre parcel to her parents. They are on city water, so the minimum lot size is 30,000 sq. ft. Applicant will have owned the property for 5 years in April, 2006.

Principle concern is access to the back of the existing lot – it will need a right-of-way granted to provide access. Additionally, applicant needs to confirm that lot has not been split previously.

PB's suggestion is to wait for the 5 year rule before splitting the land. PB is unwilling to allow early split.

Applicant was given a minor site plan checklist to complete.

Agenda Item #4 – Mr. Godino

Applicant proposes to open and operate a "Permanent Barn Sale" located @ 77 Main St. Sale items to include: Antiques, Vintage Items and other previously owned goods. Store will operate April through December – Thursday through Sunday. Map U05 Lot 23

Applicants briefly described their proposal. Applicant specifically stated there is plenty of off-street parking available.

Chair suggested applicant review existing town ordinances for the parking requirement. Chair also indicated MDOT will need to review existing curb cut.

Applicant has sent out abutter's letter and provided certificate of mailing as proof.

The question of what kind of business is proposed was discussed. Is it Home Based, Junkyard or Retail business? Applicant described it as a Retail Business less than 2000 sq. ft. The Chair advised the applicant that outdoor storage of materials is prohibited in their zoning district.

BP pointed out there is a problem with one of the abutters as the abutters property changed hands last week.

Applicant was provided with a minor checklist to complete.

Agenda Item #5 – Diann W. Perkins

Applicant is A) requesting an ordinance amendment concerning “Wellhead Protection”.
B) requesting the Planning Board and/or the Board of Selectmen to enact a moratorium on extraction of groundwater from aquifer.

Ms. Perkins provided the PB with an overview of her request for an amendment to current well head protection ordinances. Alex Wong (Drinking Water Protection) was to provide suggestions to improve ordinance to The Cornish Water District. Larry Meggison (Chair of Cornish Water District) was to then provide a model ordinance to the Planning Board for review.

Neither Mr. Meggison or another representative from the Cornish Water District attended tonight’s meeting.

Ms. Perkins then discussed her request for a temporary (180 day) moratorium on commercial extraction of groundwater. She has organized a public meeting on this subject scheduled for 7:00PM on 09/20/05 at Town Hall. Ms. Perkins expressed her wish for the Planning Board and the Selectmen to be present at the Public Meeting.