

Town of Cornish  
PLANNING BOARD

17 Maple Street  
Cornish, Maine 04020

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**Monday, September 14, 2015**

**BUSINESS MEETING MINUTES (Approved 9/21/15) Vote: 4 Yes, 0 No**

**In Attendance:** John Morrissey, Ken Hall, Bill Hoxie, Mat Cama

**Absent:** Norm Harding

**Guests:** Frank & Deborah Sanborn, Igor & Rosa Fridman, Les MacMaster, Kathy & Howard Carr, Diann Perkins, Bruce Smith, Joe Lenkowski

**Call Meeting to Order:** Meeting was called to order at 6:29 PM

**New Business:**

1. Les MacMaster: Cornish Medical Marijuana Ordinance Committee (CMMOC)
  - a. Les outlined the Committee structure as follows:
    - i. Committee member will be a Cornish resident.
      1. Les believes Cornish residents should be the people defining and responsible for Cornish ordinances. If you are not a resident of Cornish, your input will be welcome, but you should not be on the committee.
    - ii. Committee member will be at least 18 years old.
    - iii. Committee will have a maximum of nine (9) members, composed of:
      1. Three (3) Primary Caregivers as defined by 10-144 CMR Chapter 122 (Rules Governing the Maine Medical Use of Marijuana Program)
      2. Three (3) Qualifying Patients as defined by 10-144 CMR Chapter 122
      3. Three (3) Concerned Citizens (individuals not defined as Primary Caregivers or Qualifying Patients by 10-144 CMR Chapter 122).
    - iv. This would ensure that all interested parties are represented at committee meetings.
  - b. As the Selectmen offered membership to all who attended, this structure would apply only to future membership should someone not be able to continue to serve.
  - c. Committee members will not be part of the functions responsible for reviewing committee work (Planning Board, Selectmen, Code Enforcement Officer).
  - d. Les will work with Bill Hoxie to set up a public hearing in the near future.
  - e. There were no major changes in the expectations of the Planning Board with respect to the CMMOC.
2. **Formal Hearing:** Kevin Mason: Continuation of discussion from Business Meeting of August 3<sup>rd</sup> regarding proposed driveway/Site Plan Review.
  - a. No abutters were present; hearing no objections to the plan to grant a variance of twenty (20) feet on the frontage on Route 25 (Main Street), Ken Hall made a motion to approve the application, seconded by Mat Cama. Vote: 4 Yes, 0 No.
3. **Formal Hearing:** Bruce Smith requested that the Board grant a variance to his property at 9 Old School Street (Map U-03, Lot 064)/Site Plan Review (Abutter Notices).
  - a. No abutters were present; hearing no objections to the plan to grant a variance of nineteen (19) feet on the frontage on Old School Street, Mat Cama made a motion to approve the application, seconded by Ken Hall. Vote: 4 Yes, 0 No.
4. **Formal Hearing:** Kathy Carr: Setback variance to build a shed to house an antique auto in the Historic District.
  - a. One abutter was present (Diann Perkins). Hearing no objections, Ken Hall made a motion to approve a rear setback variance of ten (10) feet, from 25' to 15'; seconded by Mat Cama. John called for a vote and the motion was approved with a vote of 4 Yes, 0 No. At this point, Diann Perkins stated that she was an abutter but did not receive notification. Examination of the property maps showed that she was an abutter and mistakenly was left off the list. John apologized for the oversight and asked if she had any concerns with the variance. Diann responded that her family had a deeded right-of-way from Maple Street to the interval, but was unsure of the specific location. Kathy Carr stated that there was no right-of-way on her



property, and she noted that the land immediately behind her property dropped off steeply. Diann Perkins responded that the property behind 77 Maple Street had built a structure on the property line and dumped debris on Diann's property. John Morrissey asked why Diann hadn't spoken up earlier (before the voting took place), when he asked if there were any other comments. Diann responded that she didn't realize the vote was occurring so fast, but also felt that the structure being only 15 feet from her property was awfully close. John Morrissey asked if Diann would approve the action already voted on. Diann agreed and John thanked her for her input.

5. Igor and Rosa Fridman: Clarification requested on land purchase/subdivision status.
  - a. Wednesday, September 9<sup>th</sup>, Igor called Bill Hoxie and requested an informal meeting regarding an "uncomfortable situation" regarding his pending land purchase of the remainder of Frank and Deborah Sanborn's property adjacent to the five-acre lot owned by Igor & Rosa. The meeting took place at 3:00 pm and lasted about 30 minutes. Bill advised Igor & Rosa to come to the CPB business meeting on 9/14/15.
  - b. Joe Lenkowski presented a surveyor map of the abutting properties, noting the following:
    - i. Frank Sanborn purchased the land and built a house (26 Brown Brook Drive);
    - ii. Two years later, he sold a three-acre parcel to Jennifer Sanborn (no relation), thus creating an unapproved subdivision [Map R-08, Lot43B]. Somehow, neither the CPB nor the lawyers picked up the oversight.
    - iii. He then gave his daughter, Shelley Sawyer, a 3.34-acre house lot [Map R-08, Lot 43F] (grandfathered);
    - iv. Shelley Sawyer built a house, and now wants to sell it, but she doesn't have a clear title to the property due to the unapproved subdivision.
    - v. Igor & Rosa Fridman purchased a 5.8-acre lot from Frank & Deborah Sanborn (26 Brown Brook Drive) [Map R-08, Lot 43G];
    - vi. Igor & Rosa now want to buy the remaining 36.5-acre lot [Map R-08, Lot 43A] from Frank & Deborah, but want a clear title.
  - c. Joe Lenkowski will prepare a mylar of the properties in question, complete with the explanation of the acceptance of the proposed subdivision.
6. Steven Feeley: Land use on Sokokis Trail (Map R-04/Lot 001A); Zone RP (Freshwater Wetland)
  - a. Not present.
7. Shelley Sawyer: Continuation of discussion from Business Meeting of August 3<sup>rd</sup> regarding proposed solution for Ms. Sawyer. Mr. Lenkowski will research the history of the properties involved and report back with a proposal at a future meeting.
  - a. See #5 above.
8. Motion to approve the minutes of the Workshop meeting of August 17, 2015.
  - a. Mat Cama moved that the minutes be approved as presented; seconded by Ken Hall and approved unanimously (4-0).
9. Other: None
10. Motion to adjourn by Ken Hall, seconded by Mat Cama; approved unanimously (4-0).

Unfinished Business: None

Public Comment: See #1 – 5 Above

Communications Sent/Received: None

Agenda Items for Next Meeting: **Workshop Meeting – Monday, September 21, 2015 @ 6:30 PM**

1. Approve Minutes of Business Meeting of September 14, 2015.
2. Joe Lenkowski: Continue discussion from 9/14/15.
3. Lisa Fox wants to establish a retail store business in Cornish but is concerned about establishing "conditional use" after obtaining a rental space.
4. Other:

Adjourn: 7:55 PM

Respectfully Submitted,



William Hoxie,  
Planning Board Secretary