

PLANNING BOARD MINUTES FROM RECORDING OF SEPTEMBER 15, 1997

Chairperson Chris Birchfield opened the meeting for approval of the Cornish Business Park at 6:00 PM.

The Chairperson reports that changes to the original proposal have been necessary because all contractor bids came in higher than moneys available.

John Cleveland explains the changes, (of sloping, and tree plantings no closer than 15 ft from property lines) are included in a prepared letter.

The bid results led to preparation of 3 options of which #1 was explained and accepted. Includes, Water Utilities along Rt 25 to Park and building of Entry Road, with related Drainage Structures and Sign will be the same as proposed. Not included: The Boulder Retaining Walls between front and back lots or the Fill in lot 3, Nor the Cutting in of Bankings. In the future possibly phasing in of some of the cut backs.

The Boulder Banking Walls between lots 3 & 4 will not be done and grading will not be disturbed. No walls will be created between lots 2 & 3 as well and the area will stay at or close to current grade.

The Access Road, drainage and grading along Rt. 25 will be finished. The grading along roadway will be modified to function with storm water plan. Slope will meet requirements.

The option still is not in line with the budget but the expectation is that some of the moneys set aside for rock and ledge removal will change as removal may not be as formerly planned. Other savings possibilities include laying only base materials for road with no topcoat till after construction of first tenant is complete. Another possible saving to eliminate sign and boulder wall in front. This option not accepted.

Contractor may also cut cost as 12ft grade cut for road area may supply fill to be used in lot 1 to stabilize. New tenant for lot 1 may start construction in Feb. and be regrading and site work at that time.

The question was posed; "How soon could the Town go back for additional funds in the future to further develop the lot." And the answer given was the "The Grant we're working in is from 1996 and to apply you have to wait one year, taking us into fall of 1998."

The Chairperson asked if New England Tool and Die have signed any agreement. John Cleveland replied that an agreement has been prepared and reviewed and the understanding is that the new tenant will accept and sign as soon as a permit has been issued.

The issue was raised as to tenants being aware of changes made and John stated that the tenants have been made aware of all changes and invited to attend the meeting tomorrow. The prospective tenants will be unable to attend the meeting. It has been explained to them that the Town is not responsible for final grading of the lots and this will be confirmed with them.

A question was posed as to how attractive will this property be to other prospective tenants and how does the town market to new people.

John Cleveland again addresses this issue. Possible companies would be looking for Access from main roadway, 3 phase power, Public water and Fire protection.

Chris Birchfield addresses the Board to State that it is not a requirement or law that the Town provide public water and the Fire Office of Augusta will issue permits for commercial development on just wells. The possibility of Town Wells being put in earlier.

Discussion follows of clarification statements because of changes. John Cleveland states that the contracts to be drawn up the the site contractor will require Performance Bonds, Labor and Material Bonds and 1 year guarantee of workmanship. Inspections will be done periodically to ensure project is done to specifications.

The Chairperson read the wording of the Permit with Conditions.

Motion made to accept plan as proposed. Seconded.
Motion Carried.

Discussion followed of all documents and addendum necessary with subdivision plans to make sure all files are complete and documentation in order.

Planning Board will meet Sept 29th, at 6:00 PM, to take the place of the Oct. 6th regular meeting. Discussion of agenda for that meeting including; Aquifer, New Bylaw changes, visit of Attn Hastings re: C N BROWN, and the Aquifer Maps.

Also discussed briefly was the definition of "Non-Conforming Use".

Meeting Adjourned.

nnBJS