

**PLANNING BOARD MEETING
MINUTES**

9/20/93

Present: B. Ricker, L. Bell, K. Leavitt, J. Matheson, W. Hartford, B. Smith, V. Pendexter, C. Candage. Also from Gleichman Co.; L. Burns

K. Leavitt called meeting to order. This was a special meeting of PB for purpose of reviewing application by Gleichman & Co. for the subdivision known as Cornish Commons. The one outstanding issue is the school system. Ken was pleased to report to PB a letter from Dave Brown stating Gleichman & Co. had "agreed to take care of setup costs for a temporary classroom at Cornish Elementary in the amount of \$9,000". School Board members "agreed to accept this amount even though they still have serious reservations about this project and it's effect on Cornish Elementary School".

Ken also presented a letter from Phil Kilburn of the Water District stating that the Water District was willing to approve connection by Cornish Commons Apartments to the water system providing:

- a. Developer contribute \$60,000 for the purpose of improving the water system to maximize flow; **OR**
- b. the Water District wanted letters from both developer and fire chief releasing the District from any responsibility to provide water for fire suppression.

Also, if (a) above, then the water main extension from Route 5 into Cornish Commons indicated as 6" pipe would instead be 8" pipe, the Water District will have an easement to and will maintain the extension outlined here, the Water District will have an easement to extend the 8" Commons extension through the property to connect with water line on Route 25, and developer will not be required to provide any sprinklers or other fire suppression system except for hydrants.

As we reviewed application in 1992 it was agreed the major subdivision would be reviewed before the small subdivision of Chasalco.

As reported to PB by C. Candage, Mick Pingree (fire chief) has reviewed this with firemen and was concerned \$60,000 wouldn't be enough to cover Water District but guessed cost to water company was not fire department concern. Agreed to send letter to PB.

Discussion about getting letters from fire chief and from Water District concerning time frame of completion of work. Does PB have responsibility to get letter from Water Dist. or is it up to Gleichman to get letter. Decided it's between Gleichman and Water Dist. Laura Burns stated they would be sure Water District had remaining funds before giving \$60,000 and if Water District defaulted on agreement they would go back to original plan putting in sprinkler system.

PB agreed enough safeguards were in place to proceed with understanding that occupancy permit would not be given unless Water District work was completed. A letter is needed from State Fire Marshall stating that new plan is OK, Laura Burns said Gleichman would get it.

It was recollection of the Board that Water District would be able to deliver 500 gals.

of water/minute and fire chief said that went a long way towards meeting his concerns.

The conditional use permit will read:

1. Gleichman & Co. will pay the sum of \$60,000 to the Cornish Water District for the purpose of upgrading the water mains from Thompson Park to the entrance to the sub-division.

2. Gleichman will pay the sum of \$9,000 to School District #55 for the purpose of installing a portable classroom at Cornish Elementary School.

3. Gleichman will modify at their expense all necessary roadway known as Cumberland Street to bring the entrance to the sub-division into compliance with Maine Dept. of Transportation Standards.

4. The sub-division will be built in accordance with all plans and documents submitted by Gleichman as part of the sub-division review process. Any deviation from those plans and documents will require Planning Board approval.

Final review: submission complete with copies of changes in erosion & sedimentation rate, etc. received last meeting.

Facts: 1. 24-unit low income, subsidized housing development.

2. Plans as submitted are in conformance with all applicable codes & subdivision regulations.

3. Applicant has entered into supplemental agreements w/Water and School Districts to alleviate concerns about impact.

4. Any previous grievances filed have been withdrawn.

Minor subdivision - Chasalco

We have: copy of deed, boundary lines, soils report of site evaluator, easements, water suitability, standard of state subdivision law in effect. Complete application.

Moved, seconded to approve Chasalco Subdivision. Passed 5-0.

Major subdivision - Cornish Commons

Discussion about road into and through Cornish Commons, width on plans, width required, etc. It was decided that Performance Standard 7.18, B, 5, a-d would apply and therefore plans on file would need to be replaced with plans showing 24' roadway from entrance to building A, instead of 18'. Also the road through the subdivision would be made a one-way road. Parking areas on plan OK.

Motion made, seconded, to approve plan with conditions as specified in conditional use permit relating to Water District and School District. Passed 5-0. Subdivision approved with conditions.

PB signed conditional use permit, 2 mylars for Chasalco Subdivision and 3 paper copies of Chasalco Subdivision for PB. Mylars and plans for Cornish Commons subdivision will be signed when resubmitted with changes re roadway. CEO Smith gave building permits.

Mtg. adjourned.

Notes by Lillian Bell, Sec.