

Members present: Marilyn McCulloch, Judy Matheson, Walter Stickney,
Diann Perkins, Vinal Pendexter,
CEO: Bruce Smith, First Sel. Warren Neal

Meeting was called to order at 7:05pm.
First on agenda: Gleichman and Co., Inc. of Portland. Ms. Gleichman showed the Planning Board and eleven interested citizens an informative video about her company and what they had done. She also explained how the company works and a conception of how the Cornish building, Cornish Station Apartments, will look. She showed a site plan and floor plan, she said the exterior lighting will be lamp post style in keeping with the decor of the building. All maintenance, interior and exterior is contracted by Gleichman and Co.. It will be low to moderate income elderly housing with a basic rent of approximately \$325 per month, not subsidized. Personal amenities are extra. Each apartment will have a bathroom, kitchen, living area, and bedroom. Also will have an emergency pull cord in the bathroom and bedroom. It will be served by town water and the facility will be taxed by the town. Mr. Turgeon, project manager for Gleichman and Co., explained how the total lot size was determined. He presented to the Planning Board a summarization of their application for Preliminary Plan approval. The Preliminary Plan application was reviewed by the Board. The Patten Subdivision, still under consideration by the Board, was determined not to officially exist at this time, so would not have to be noted on the Gleichman plan.

Notes: The Board needs to have a reduced, 8½" x 11", copy of the plan for each member.

A soil erosion and sedimentation control plan has been approved by the York County Soil and Water Conservation District.

A hydrogeologic assessment must be performed.
(Gleichman and Co. expressed the opinion that it seemed unnecessary, but the Board is concerned about further development in the area)

W. Stickney made a motion to grant Preliminary Plan approval for the project subject to the Board receiving the reduced size plan copies, and receiving Board acceptable results of a hydrogeologic assessment. Motion seconded by D. Perkins. Discussion: Judy M. wanted to know if the peat bed would still be used. Mr. Morris, of Gleichman and Co. stated that they would go by the hydrogeologic assessment results. Motion passed 5-0.

James Boyle, representing Patten Corp. presented DEP approval for Patten's proposed "Saco River Estates" subdivision as per Section 8.1. E.1.

Still not received from Patten Corp.:

Section 8.1 H. Letter of Credit

Section 8.2 K. parcels of land to be dedicated to town,
no deed has been passed to the town

Section 8.2 L. Recreational facilities, received letter
from the Selectmen.

Regarding a Public Hearing for the Patten proposed subdivision, it will be held Oct. 11, 1989 at 7:pm. Mr. Boyle agreed that the thirty (30) day time limit as per regulations would not be in force if a receipt of the completed application has not been issued.

Mr. Boyle presented a copy of the Electric Service Contract Patten has with Central Maine Power. They will install the power and their previous request for a waiver has been withdrawn.

Mr. Neal asked if the Town of Cornish would ever have to maintain the parking lot. Mr. Boyle said he thought it would if the Town accepted the road as a town road.

Two lots need peat systems. the Planning Board thought these lots should be noted on the plan. There is a question of which lots 4, 8, 18 are the two lots. Mr. Boyle will find out and the correct lot numbers will be added to the plan.

The Board needs to see the disclosure packet before final approval.

Next on the agenda was Mike Emmons for a subdivision at the corner of Route #160 and Spur Road, "Country Acres". A review of the requirements of a minor subdivision was held.

1. Ok. 2. Pins have not been set at the corners pending approval of the plan. 3. Deed was presented. The ownership of 3/4 acre parcel R 8, Lot 37, is in question. The taxes have been paid by William & Edward Suggs. R 8, Lot 36 taxes have been by Maple Rock Orchards, Freeport. Mr. Emmons stated that M.R.O. is now North East Properties, Inc, owner Tony Saliba, 84 Main St., Yarmout. 4. copies submitted. 5. supplied. 6. Individual wells. 7. OK. 8. W. S. moved to waive 6.3 A 8 - approved unanimously. 9. 5' specified. 10. N/A. 11. It was determined that a water quality test on a new well drilled on the Southwest side of Lot 4 would be done, and water quality results be reported to the Board. W.S. moved to waive 6.3 A 11 and put in its place the well and water test as discussed. Seconded. Passed 4-T, Vinal Pendexter opposed. Mr. Emmons was placed on the Board's agenda for Sept. 19th at 7:15pm. It was determined that the proposed subdivision is within 500' of the Town of Parsonsfield line, which may necessitate a joint meeting. Marilyn Mc. will check into this.

Minutes of last meeting were accepted.

Mr. Neal stated that the Town may ask for an easement deed for the Patten property rather than the Town owning the land.

Meeting ajourned at 10:30pm.

Walter Stickney m.m.

Walter Stickney, Secretary

WS/mm