

## PLANNING BOARD MEETING

9/7/93

Present: B.Ricker, J.Matheson, K.Leavitt, W.Hartford, L.Bell and CEO B. Smith, J.Cleveland, and Laura Burns and John Morris representing Gleichman.  
Also: C.Candage, D.Jack, V.Pendexter, P.Kilburn, M.Pingree, D.Brown, B.Pease.

### Re: Water

Gleichman will provide a 7500 gal. storage tank for sprinkler system, work with MDOT on shaving off Rt. 5 hump for visual problems and have construction signs on Rt. 5 during times of construction.

### Re: Schools

Dave Brown, Supt. of Schools, has problems re using community room at Cornish Commons for school. He reported 15 children were being picked up from Pinewoods Apts. in Kezar Falls, (this complex has 4 less bedrooms than subdivision now being considered). He said York County statistics show .69 children per family. If something was considered at Cornish Elementary school site the cost of second hand classroom would be \$18,000 and \$625/mo if leased new. Also stated school board was concerned about school bus stopping on Rt. 5.

L. Burns & J. Morris stated FmHA probably would not agree to outright purchase of a building off premises. Stated town would not have to give an occupancy permit until everything satisfactory with MDOT on Rt. 5. They will do whatever necessary re Rt. 5.

Ken asked if funding existed thru FmH. Morris said funded thru financing.

Judy concerned about security with 2 subdivisions and questioned about how it would be managed and if manager would be on site. Burns stated a full time manager was expected to manage both. Morris said can't guarantee manager would live on site, may not have suitable tenant and not allowed to give apt. to manager. Judy asked if any problems in other communities where Gleichman had complexes and Burns responded she didn't know of any.

Phil Kilburn said he already had a \$600+ engineering bill that he would like picked up and water mains from Rt. 25. Morris said that was just not feasible. He would be happy to supply info on how they can supply their own water <sup>for fire insurance</sup> for project.

Ken asked if we were in agreement with sprinkler system. Mickey Pingree said once domestic water from the subdivision is hooked on to our water he is going to send a letter to everyone stating water supply is inadequate for all these units. Phil stated water company would need 12" main if it were to be replaced. Morris said Fire Marshall's office had told him the # of units was irrelevant, the fire department would get water first and it was not sensible for town to rely on town water for fire suppression anyway. Then a discussion by Mickey, Morris and Ken about fire suppression. Mickey thinks main would have to be replaced back to Thompson Park.

Questions were asked about probability that Gleichman would retain ownership of complex. Burns state Gleichman has projects in several states and has not sold

them. Transfers within the company are possible but FmH wouldn't allow just sale to anyone. Mortgage is for 50 years. They are asked by FmHA from time to time to help pick up and salvage other developments.

Comment that market study took no consideration of town's needs until study done about this project.