

Town of Cornish
PLANNING BOARD

17 Maple Street
Cornish, Maine 04020

Telephone: 207.625.4324 Fax: 207.625.4416

Monday, January 18, 2016

BUSINESS/WORKSHOP COMBINED MEETING MINUTES (Approved 2/1/16) Vote: 4 Yes, 0 No

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

Absent: Norm Harding

Guests: Dan Drake, Diann Perkins, Mike Fulginini, Wes Sunderland

Call Meeting to Order: 6:37 PM

Unfinished Business: None

New Business:

- I. Dan Drake has purchased the "Café 22" building and wishes to speak to the Board about establishing a business there.
 - a. After Mr. Drake introduced himself to the Board, John Morrissey welcomed him to Cornish and gave a brief description of the Town of Cornish with the following highlights:
 - i. The town has a rich history of welcoming businesses, dating back to a trading post established near the confluence of the Saco and Ossipee Rivers in the mid- 1600's.
 - ii. Cornish became established as a town in 1794; its name was derived from Cornwall, England.
 - iii. There is a significant number of residents that have lived here all of their lives, have been educated here, or moved back here after working elsewhere.
 - iv. The town is recognized for its Village Center and Historic Districts, and exceptional antique shops and restaurants.
 - v. It is the role of the Planning Board to preserve the unique charm of the Historic District Cornish and guide applicants in that direction.
 - b. Mr. Drake gave a summary of his intended business as follows:
 - i. It will be a café style, featuring coffee and baked goods cooked on the premises.
 - ii. There will be at least two separate entrances.
 - iii. He has contacted the Cornish Water District and the Sewer District; there will be a grease trap installed, and both bathrooms will flow into the Sewer District.
 - iv. He intends to foster the organic farms model with his business, coaching interested residents on the benefits of organic farming and how to get started with the process.
 - v. He has contacted the Fire Marshal's Office and the Health Department (DHHS) for inspection and approval.
 - vi. Signage will be the same size as the previous owner, and styled in the antique fashion.
 - vii. Phase I will be the café/bakery; Phase II will be rental space (offices) on the 2nd floor; Phase III will be the renovation of the 3rd floor into a yoga studio and/or an art studio in the future.
 - viii. Business hours for the café will be 6 AM to 6PM daily.
 - c. Questions/comments from guests:
 1. *Diann W. Perkins:*
 2. Will the sewage affect her interval property?
 - a. *Dan Drake (D. D.):* No, all sewage will go to the Sewer District.
 3. What about parking?
 - a. *D. D.:* Parking is limited in the Village Center, but he is aware of the issue and will handle it the best that he can.
 - ii. *Wes Sunderland, CEO:* (Regarding medical marijuana)
 1. Are you involved in any way with the Medical Marijuana Committee?
 - a. *D. D.:* I am a member of that committee.
 2. Will you rent space for a medical marijuana dispensary?
 - a. *D. D.:* I have no plans to open a dispensary.
 3. *JWS:* Not knowing how long the Committee is going to take, is there any way to put a moratorium in place until such time as the MM Ordinance is approved?

4. *John Morrissey*: That is a topic to be discussed. The Board has suggested to the Selectmen that the Committee be formed and conduct research from surrounding towns to craft an ordinance suitable for Cornish. There would be substantial opposition from the citizenry to the dispensing of marijuana within the Village Center and Historic District. The Board has no bias for or against the use and/or the dispensing of medical marijuana. Our focus is maintaining the character and traditions of the Town.
 5. *Mike Fulginini*: Reinforced the unique nature of the Village Center and Historic Districts, and welcomed Dan Drake to the community.
 6. *Ken Hall*: Will there be any significant change to the structure of the building? Also, have you made contact with the water and sewage departments?
 - a. *D. D.*: I have, and a grease trap will be installed. There will be no major changes in Phases I and II; Phase III will be instituted in the future.
 7. *Diann W. Perkins*: Raised concerns about parking (Specifically, about a Massachusetts car that was parked for a whole day in front of the store).
 - a. *D. D.*: I am aware of the limited parking and I park across the street. I noticed that car as well. I don't know whose car it was.
- d. Since there is no change of use, the Board determined that no site plan review was necessary.

2. Discussion:

- a. CPB Meeting dates FY 2016
 - i. The Board will meet according to the following schedule:

CPB Meeting Dates for FY 2016

Month	Business	Workshop	Town Meeting
Jan	4	18	
Feb	1	15	
Mar	14	28	21
Apr	4	18	
May	2	16	
Jun	6	20	
Jul	11	18	
Aug	1	15	
Sep	12	19	
Oct	3	17	
Nov	7	21	
Dec	5	19	
Jan '17	2	16	

- b. Advertising for Alternate Members
 - i. Bill will write a request to the Selectmen to advertise for two alternate members, establishing a Board of Appeals, and the possibility of imposing a moratorium until such time as the Town has an ordinance regarding the growth and dispensing of medical marijuana. (See page 4).

c. Board of Appeals

Board of Appeals, References

Title 30-A, §2691

Cornish Land Use and Development Ordinance

Article IV. ADMINISTRATION, ENFORCEMENT, AND PENALTIES

Section 1. (C) Board of Appeals (Page 89) {Establishment of BOA required}

Article V. Appeals

Section 1. Establishment of Board of Appeals (pp. 93-95)

Floodplain Management Ordinance (pp. 130 - 148)

ARTICLE IX - APPEALS AND VARIANCES (pp. 141 - 142)

Shoreland Zoning Ordinance

Section 16. Administration

Part A. Administering Bodies and Agents

(2) A Board of Appeals shall be created ... (p. 29)

3. Approve minutes of the December 21, 2015 Workshop Meeting
 - a. Mat Cama: Motion to approve as presented; Ken Hall: Second. Vote: 4 Yes, 0 No.
4. Other: None
5. Adjourn: 8:34 PM

Public Comment: See above

Communications Received/Sent: None

Agenda Items for Next Meeting: Business Meeting – Monday, February 1, 2016 @ 6:30 PM

1. Gordon Keen, of 10 Mountain Road, Cornish has expressed an interest in starting a “gun shop” in the Stoneridge complex owned by Richard and Shahong Jiang. Details are incomplete at this time.
2. Approve minutes of the Business/Workshop Meeting, January 18, 2016.
3. Other:

Respectfully Submitted:



William Hoxie, Planning Board Secretary



Town of Cornish