

Town of Cornish  
PLANNING BOARD  
17 Maple Street  
Cornish, Maine 04020  
Telephone: 207.625.4324 Fax: 207.625.4416

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Workshop Minutes

Monday, January 18, 2010

Location: Cornish Town Hall, 17 Maple Street, Cornish, Maine 04020

Time: 6:30 pm

In Attendance: Dan Sherman, William Hoxie, Kenneth Hall and Lynn Harding

Call Meeting to Order Chair Sherman opened the meeting at 6:30 PM

Other: Mark Lopez, GTM Investments LLC. Route 25 / Maple Street, Cornish Land Owner; and Chris Berry, Engineer; Berry Surveying & Engineering came before the Board to get information regarding the permitting process in Cornish: "Pre-application" meeting. They brought a conceptual site plan for a proposed retail FAMILY DOLLAR store Map 2 Lot 2. Mr. Lopez explained he was looking to "Re-Develop" the site. Explained the EPA had given the site a clean bill of health. He also told the Board his plan was to build a steel building. The Board advised Mr. Lopez and Mr. Berry about their concern for aesthetics because this property is close to the Historic District. Board will research exact proximity. The Board was asked if it would adjust / compromise on parking ordinance to fall in line with their research of parking at other Dollar stores (26 less than parking ordinance requires). After some discussion parking is yet TBD. Mr. Lopez asked if Cornish has an Appeals Board, he was told yes. The Board asked about lighting and signage, water / sewer and driveways since Rte. 25 is a State Road. ~~[[STRIKE OUT = The Board explained it would need a consultant and that they would coordinate with Lopez & Berry since they will be paying.]]~~ *CORRECTION: "The Board explained they would be hiring a consultant to review and advice on compliance of Town Ordinances and would let Lopez & Berry know who has been selected as soon as possible".* Mr. Lopez said that while he was not in a hurry he would be moving right along with this building proposal and he would be in touch. Mr. Lopez was given a copy of the Permitting Process and checklist. Chair Sherman explained they should meet with Cornish CEO, read the Town Ordinances, Check with the Water District, Storm Water Management and they should consider a Traffic Flow Review from the DOT

Unfinished Business:

1. Webster N. Jones: Evaluate Completed Site Plan Review Checklist applicable to a Simple Sub-division - Map R-1 Lot 54 Mr. Metcalf gave Chair Sherman a Checklist he considers complete. Mr. Metcalf referred the Board to the annotated site plan application he had given to the Board earlier. A new site map was provided showing wetlands. Driveways will be the responsibility of next owner. Mr. Metcalf asked the Board to schedule an approval meeting at the next Business meeting – February 1, 2010.

2. Review Revised Cornish By Laws – Approve to send to Selectmen – Sign Letter  
Chair Sherman read the letter to the Selectman for the Board. Board consensus: to have Chair sign and forward to Selectman.
  
3. Review Planning Board Budget Figures for Presentation to Budget Committee  
The Board discussed this topic in depth with Selectman Pendexter & Perkins. Reviewed the evolution of PB expenses over just the past few years. Reviewed other area town practices. Board in agreement; this topic should be re-visited in August / September 2010 (Fiscal Year February 1, 2010 – January 31, 2011) to help us better understand spending. Secretary Harding will attend public Budget Committee to support amount of budget request (\$5,500).
  
4. Review Shoreland Zoning Public Hearing Schedule: See Attached. Timing of each step of the procedure was discussed: Abutter notification, general notification through advertising, submission to DEP, maps, hearings and adoption.  
Preparation Hearing: Monday, April 19, 2010  
Final “Adoption Public Hearing”: Monday, May 17, 2010  
Advertise in Two (2) Newspapers: *Your Weekly Shopping Guide*  
*Sanford’s Journal Tribune* (per Selectman Perkins)

**New Business:** Approve Workshop Minutes of December 21, 2009

Chair Sherman read the minutes. Bill Hoxie motioned to approve, Ken Hall Second. Unanimous Approval

**Communications Received/Sent:** -none-

**Public Comment:** - none-

**Agenda Items for Next Meeting:**

Approve January 4, 2010 Business Meeting minutes

Sub-division of Land: Webster N. Jones – Site Plan MR-1 L54 Application Approval

**Announcements:**

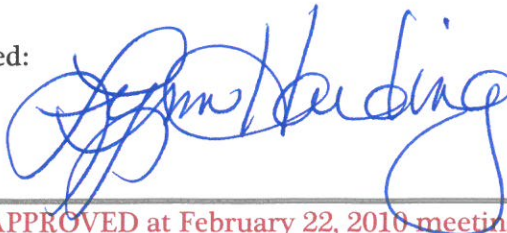
February Planning Board Meeting Schedule: BUSINESS MEETING: Monday, February 4, 2010

WORKSHOP MEETING: Monday, February 22, 2010

**Adjourn:** 8:30 PM

Respectfully Submitted:

Lynn Harding  
Secretary



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2 Minutes APPROVED at February 22, 2010 meeting.

Date Printed: Monday, March 01, 2010

LHH