

Town of Cornish
PLANNING BOARD

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APPROVED

Monday, December 18, 2017
WORKSHOP MEETING MINUTES

In Attendance: Jessica Larson; Ken Hall; Nancy Perkins

Absent: Norm Harding; Eve Bergstrom

Guests: Wes Sunderland CEO, Rick & Lori Rowland, Brad Perkins, Craig Jones, Mike & Lisa Fulginiti

Call Meeting to Order: 6:45 PM by Jess Larson

Agenda:

1. **Unfinished Business: D Drake rejection letter** for incomplete CUP for residential dwelling
 - a. **Signed** by PB members at workshop meeting
2. Approve **Business Meeting Minutes December 4, 2017, unanimously approved 3-0**
3. **Cornish Inn** new owners meet and greet, Rick & Lori Rowland pre-application review
 - a. **Rick & Lori Rowland presented business plan for The Cornish Inn** (plan on file) including objectives, mission statement, strategies and correcting any state and town licensing requirements. Both are certified as ServSafe Food Handlers, Rick is in the process of completing the course and test as a Food Control Manager and will be certified prior to opening. The Pub, both Rick & Lori have taken the Maine Responsible Serving Course and ServSafe Alcohol Training for application of a liquor license. Of note owners have extensive experience in the Hospitality/Food Service Industries.
 - Marketing & Restaurant; initial focus is breakfast (7am to 11 am) for INN guests and public.
 - An eventual CUP request for a Retail Bake Shop (pastries/muffins) located in lobby of the INN.
 - The Barn: come before PB for CUP to utilize space for activities & events, plan is afternoon hours and early evening being conscious of the neighbors and neighborhood.
 - Back Yard is to be manicured (Gazebo's, gardens, etc.) and utilized by guests.
 - b. **Discussion: R Rowland:** *Due to the issues in the past we wanted to keep the town informed on the Inn.*
 - 1.) **Chair:** *The Inn was established as 15 room hotel, with a 4-bedroom residential. R Rowland: Only 15 guest's rooms, 6 room residential located in rear for our residents with external entrance. Chair: Noted that there was an increase in seating when CUP for Krista's was issued. Is Grease trap sized accordingly? R. Rowland: Yes, believe size is 1200 gallons will verify when pumped sewer district aware.*
 - 2.) **Chair:** *PBZ Commercial Back flow preventers? R Rowland: yes*
 - 3.) **Chair:** *Pub/Alcohol License needs to be corrected. According to a previous review and issue the initial license was issued to Krista's (Class I, II, III, & IV) who was leasing the Inn/restaurant. A CUP was issued permitting alcohol at the Inn once Krista's moved the CUP remained with the building. The problem arose when the previous owners renewed the alcohol license as a B & B. which is a Class V license. A PUB requires a Class IV license. The alcohol license application must be corrected for appropriate licensing so that a Class I, II, III & IV is issued to the INN/Hotel. R Rowland: Aware of the issue and will correct. N Perkins: Noted restaurant spills on the porch question of alcohol consumption proximity to church? R.Rowland: Will review regulation requirements upon licensing. L Rowland: Porch area under consideration for ice cream sales during seasonal months.*
 - 4.) **Chair:** *Fire Marshall, max capacity? R Rowland: Do not see max capacity signs? CEO: Not sure what max capacity is believe based on restaurant seating R Rowland: Will check with State Fire Marshall and have follow up inspection to ensure compliance.*
 - 5.) **CEO:** *Purpose determine CUP need for operation at the INN? Chair: CUP's issued to the INN stay with the building & do not expire. (as previously addressed and verified with MMA) The current CUP's issued: 15 room INN, 6 room residential, Liqueur Permit (Class I, II, III & IV), Restaurant Including Porch 52 seats. Issues arose with previous owner's licensing compliance. R Rowland: Permits licensing will be corrected.*

Chair: CUP's required for Retail Bakery/Shop & The Barn activities/events. **R Rowland:** Pub spring/summer opening will review with CEO/PB for accuracy.

- 6.) **Chair:** Parking? **R Rowland:** 8 spaces currently. Possible expansion behind Inn/Barn? Understand parking a premium in Downtown area, during off season peak, spaces will be available. Possibly work with church to accommodate guests. **N Perkins:** Is there access to back lot from church? **R Rowland:** Yes, slight grade may need culvert with fill, a possibility need to coordinate/communicate with church. **B Perkins:** 130 ft. common boundary with church may be easy solution to parking. **N Perkins:** Open conversations need to take place with the church. **R Rowland:** Exactly, once the area cleaned up church may be able to utilize space. Integration of Inn with community would give lodgers home town feeling.
- 7.) **K Hall:** Greenhouse? **R Rowland:** Gone along with wood burning unit. **K Hall:** Inn is in Historic District. **R Rowland:** Yes, who to ask for changes. **K Hall:** 1st CEO, then PB
- 8.) **K Hall:** 3 rd. Floor? **R Rowland:** Lodging 6 rooms. **K Hall:** Issue with last owner FIRE MARSHALL, sprinkler system. **R Rowland:** Will have Fire Marshall review to assure compliance/ public safety. Possible back fire exists? **K Hall:** Hours? **R Rowland:** INN 24 hrs., Restaurant limited initially 7-11am, possibly dinner hrs. in future, Pub 6-9pm mostly for guests. Fairly limited hrs.
- 9.) **K Hall:** Historic District exempt from ADA compliance. Would be nice to comply. **R Rowland:** Business plan (target audience seniors) addresses ADA, ramp 1st floor access, 2nd floor needs access, elevator? **K Hall:** Electrical? Propane? **R Rowland:** Electric upgrade recently, no Knob-Tube, upgrading GSCI outlets in kitchen and baths within next week. Intention is longevity, upgrade correctly. Propane-Kitchen.
- 10.) **Chair:** PB thank you for coming and keeping us informed. Please feel free to contact us or the CEO for any questions/concerns.

4. **New Business:** Wadsworth Gravel review **Mineral Exploration & Extraction Ordinance/CUP**

- a. **Review: ARTICLE II. LAND USE DISTRICTS AND USES: Section 8. Performance Requirements and Standards for: G. Mineral Exploration and Extraction pgs. 64- 67.**
- b. **Discussion/Public Comment: Chair:** Location R02-Lot 071 Agricultural/Rural District CUP required. State Performance Standards less than 5 acres no DEP permits required.
 - 1.) **Subsection 1. Ground water Protection:** seasonal high waters; geological high-water tables provided. Petroleum Products; no storage at sight. 300 ft. separation from private drinking water supply & 1000 ft. any well. **B Perkins:** Noted 3 house lots for sale on Wadsworth Rd 71A, 71B & 71C. **N Perkins:** 1000 ft. separation would be well water issue for the house lots; Lots 71A & 71B would be affected. Question needs to be addressed with Mr. Wadsworth and rectified for compliance with ordinance.
 - 2.) **Subsection 2: Surface Water Protection/Storm water Management;** Internal drainage area mostly sand & gravel minimum run-off. **B Perkins:** Detention basins, area is a sponge all sand & gravel. **N Perkins:** What about a 25 yr. 24 hr. storm event (torrential rain event) has happened detention basins, spillways may need further consideration. **Chair:** Part c. of subsection, **No Chemical processing.** **K Hall:** Washing procedure no chemicals being used. **CEO:** Only Silt removal from gravel, water being used.
 - 3.) **Subsection 3. Erosion Sedimentation Control;** Pit less the 5 acres limited topsoil mostly sand & gravel limited amount of topsoil stockpiles.
 - 4.) **Subsection 4. Natural Buffer Strips;** Geological map, no wetlands, no public road, 150 ft. buffer strip between pit and property boundary, reduced to 25 ft. written by permission of abutting owner.
 - 5.) **Subsection 5. Air Quality:** Dust management. **N Perkins:** Access road 50 ft. pavement, concern for 3 house lots & air quality. **CEO:** Believe road pavement is to prevent erosion. **N Perkins:** Air quality?? **Chair:** Standards noted in 38 M.R.S.A. 584-A (1). Review of state standards next meeting.
 - 6.) **Subsection 6. Noise;** CUP application 6 AM – 7 PM. **Ordinance 7 AM – 7 PM (Mon – Sat) no Sundays.** Crusher location should not be an issue ordinance sets sound level limits.
 - 7.) **Subsection 7. Solid Waste;** disposal in accordance with state regulations.
 - 8.) **Subsection 8. Reclamation;** Must be restored to a similar condition/physical state encouraging future development of the land. **CEO:** Reclaim with topsoil/grass, make stiffer requirements to sustain growth. **N Perkins:** J Wadsworth reseed with Norway Pine success rate 80% **B Perkins:** Noted other logged properties (skid roads) spayed with grass seed may want to incorporate grass seeding along with Pines.
 - 9.) **Subsection 9: Performance Guarantees:** ARTICLE III, Section 9. Pgs. 89-90. Bond requirement to assure reclamation of land in case of abandonment. The amount of bond needs to be determined. **CEO:** Will review Miata Pit in Baldwin. **N Perkins:** Need to address with J Wadsworth at next meeting, also will contact Brownfield Town Office for determination of Bond for gravel/sand pit.

5. **Other:** CEO issuing **Temporary Sole Occupancy Certificate** to D Drake **expires June 30, 2018**

- a. **N Perkins:** *Concern CUP rejected have inspections been done including state Fire Marshall? Compliance issue with town ordinances. Noted neighbors concerned about cars located overnight at premises. Town has no documentation regarding building. Question possible liability issue.* **CEO:** *Large building issued Sole Temporary occupancy permit.* **Chair:** *Previous meeting determined delineation of commercial vs. residential including floor plans, addressed Sewer District issues, table indicates potentially 2 bdrm. addition not verified by Sewer District until issues resolved. Letter signed and will be sent.* **CEO:** *PB letter will follow up D Drake one received.*

Communications Received/Sent:

1. CPB Budget request sent 12/6/2017
2. Budget request \$3000 for FY2018 legal fees sent 12/06/2017
3. YWSG AD 12/20/17 site walk Wadsworth Gravel Pit site walk January 8, 2018, 2pm
4. Abutter Letters (13) Wadsworth Gravel Pit

Agenda Items for Next Meeting: **Business Meeting – Monday, January 8, 2018 @ 6:30 PM**

1. Approve minutes of the Workshop Meeting, December 18, 2017.
2. Review Wadsworth CUP, Site walk, Abutter Comments.
3. Other

Adjourn: 8:45 PM