

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

Monday, December 19, 2016
WORKSHOP MEETING MINUTES

In Attendance: John Morrissey, Norm Harding, Ken Hall, Bill Hoxie, Eve Bergstrom, Jessica Larson, Kim Printy

Absent: None

Guests: Wes Sunderland, CEO; Diann W. Perkins; Jared & Jacqueline Carr; Matthew Cormier; Jody David

Call Meeting to Order: 6:32 PM by John Morrissey

New Business:

1. Jared Carr application: Parameters/Conditions (Morrissey, Hoxie Recused; Norm Harding assumes as Chair)
 - a. Harding:
 - i. Call for comments from the floor.
 - b. Larson:
 - i. The alcohol content of hard cider is lower than wine.
 - ii. This is a small, neat operation, totally contained to the cellar.
 - iii. Any "tasting" will be in the back yard and will be in "shot glasses" as per State regulations.
 - iv. All brewing will be inside.
 - v. The growth of apple trees fits well in the RR and AG districts.
 - c. Bergstrom:
 - i. Seems to be straight forward process. Abutter concerns related to "creep" have to be addressed.
 - d. Morrissey: (Speaking as an abutter.)
 - i. Concerns include no visible stainless vats/silos;
 - ii. In-home business only;
 - iii. Any external alterations or additions would require Planning Board approval;
 - iv. Internal improvements would be okay.
 - e. Diann W. Perkins:
 - i. Concerned about tree growth and pesticide application (organic);
 - ii. Who regulates the sale of cider? (State of Maine)
 - f. Bill will draft a suggested Conditional Use Permit listing conditions and/or requirements for further input by Board members and the applicants. The agreed language will be used in the proposed CUP. A vote on the application is anticipated at the January 9, 2017 Business Meeting.
2. Set date for January Business & Workshop meetings (suggested dates: 1/09/17 & 1/23/17 to allow time for advertising agendas)
3. Discussion:
 - a. Comprehensive Plan revision
 - i. It was agreed that the inventory needs to be updated and be digitized for posting on the Town of Cornish website. A survey to the residents of Cornish was discussed, but no action was taken. The consensus of the Board was that the updating process needs to begin soon.
 - b. From Wes Sunderland:
 - i. David Newman at the bike shop, the old Jimmy Stewart garage, has renovated/fixed up the place. He had an inspection for certificate of occupancy for the second level apartment and first level rental office. He is also going to use space for his bike shop. That equals 3 uses. Does he need a CUP? Previously, Jimmy had the apartment, his auto sales, and rented the garage for auto repairs. That is three uses. Is his CUP covering it, has time lapsed to renew, or what? Update: This is a non-issue; we approved the renovations earlier this year.=-
 - ii. Matt Cormier of Northeast Sheds is starting a lumber storage shed at the new site, up the road from the corner. He is still finalizing the new shop, 16,000 sq. ft. and this shed is separate from that building. It is 30' x 150'. Does he need a CUP for this new shed or can it be a "carry-over" with the other big one?
 1. Informal Hearing: Matthew Cormier inquired whether he needed another CUP to build a storage shed for the lumber used in his business. The Board determined that an additional shed does require a CUP, and cannot be covered by the prior CUP. Since the work on the footings has begun, and the pouring of the cement is critical, it may continue. However, the shed cannot be built without a Site Plan Review application and a CUP that is specific to the new storage shed.

His application is scheduled for a formal hearing at the January 9, 2017 Business Meeting. Abutters will be notified.

- iii. Informal Hearing: Jody David has been conducting his "Southern Maine Undercar" auto shop at 1737 North Road (Map R-08//028A). He also has a "monster Truck" building hobby that is now becoming an income source, or business, too. He is seeking a conditional use permit for his business and has submitted a completed Site Plan Review Application. Lot 28A (2.2 ac) lies approximately $\frac{3}{4}$ in AG, $\frac{1}{4}$ RR.
 1. Jody David presented a detailed description of his business in a completed Site Plan Review Application. There was no opposition voiced from the Board members. Abutters will be notified and a formal hearing will be scheduled for the January 9, 2017 Business Meeting.
- iv. Transition process/procedure: John, Bill
 1. Chair: Jessica Larson was elected Temporary Chair until the first regular meeting after the annual Town Meeting in March. Norm Harding will continue as Vice-Chair.
 2. Secretary: Eve Bergstrom will assume as Secretary until the first regular meeting after the annual Town Meeting in March.
4. Approve minutes of the December 5, 2016 Business Meeting.
 - a. Ken Hall: Motion to approve as presented; Norm Harding: Seconded; Vote: 5 Yeas, 0 Nays.
5. Other: None.

Unfinished Business: None

Communications Received/Sent: None

Agenda Items for Next Meeting: Business Meeting – Monday, January 9, 2017 @ 6:30 PM.

1. Approve Minutes of the December 19, 2016 Workshop Meeting.
2. Formal Hearing: Jared and Jacqueline Carr (Cornish Cider Company) Application
3. Formal Hearing: Jody David (Southern Maine Undercar) Application
4. Formal Hearing: Matthew Cormier (Northeast Structures) Application
5. Other:

Adjourn: 8:22 PM

Respectfully Submitted:

W Hoxie

William Hoxie, Planning Board Secretary

