 Town of Cornish

**PLANNING BOARD**

17 Maple Street

Cornish, Maine 04020

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Monday, February 19, 2018

WORKSHOP MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:30 p.m.

Present: Eve Bergstrom, Ken Hall, Norm Harding, Jessica Larson, Emily Ward, Nancy Perkins, Sandra Watts, Code Enforcement Officer Wes Sunderland, Recorder Desirae Bachelder.

Guest Present: Jeff Amos, C.E. Terradyn Consultant, LLC, Yassar Alsudany, Amanda Smith, John Watts.

**Unfinished Business:**

Review CUP Wadsworth Barrow Pit letter (agenda item 3)

**New Business:**

1. Welcome new Planning Board Secretary: Desirae Bachelder

Jess Larson welcomed Desirae Bachelder as the new planning board secretary.

1. Approve minutes of the February 5, 2018 Business Meeting

Norm Harding made a motion to approve the minutes from February 5, 2018 as presented. It was seconded by Emily Ward. Motion carried with all in favor.

1. CUP/Wadsworth Barrow Pit letter/signature

The approval letter for Mr. Wadsworth concerning the Barrow Pit (R002-071) was signed by the Board and will be sent to Mr. Wadsworth, and Mr. Greer of Pinkham & Greer Consulting Engineers.

1. Wellness Center 31 Maple St/review signage/fence

This agenda item was rescheduled to the March 5, 2018 business meeting.

1. Cornish Variety/ Yasser Alsudany and Amanda Smith pre-application new store construction

Jeff Amos, C. E. of Terradyn Consultants, LLC presented site plans to the Board. Cornish Variety is planning to build a new building beside the recycling barn. There will be two entrances/exits instead of the open curb cut. There will be designated parking spaces. Maine Department of Transportation (MEDOT) is involved in the process.

Mr. Amos noted that the ordinance stipulates a sixty percent maximum impervious surface ratio; this plan is seventy-two percent, which is a marked decrease from the eighty-one percent that is currently in place making it a less non-conforming lot.

Jeff Amos answered questions from the Board. The current gas tanks will be removed and new ones will be placed differently. The Department of Environmental Protection (DEP) is involved with removal and placement of tanks. DEP field personnel will be onsite during the process. The propane gas will be moved slightly, Downeast Energy will be moving those tanks. The new building will be 3,200 square feet. Abutters will be notified when a Site Plan Review Application is submitted.

Norm Harding reminded the applicants that the town has a strict ordinance on signage, which will be taken into consideration. They are not changing anything on the inside of the store, they will not have indoor seating, and they will continue to maintain their State approved liquor license.

Ken Hall stated that the Comprehensive Plan requires that the addition of drive-up/take-out windows needs to be approved by the Board through means of a Conditional Use Permit (CUP).

Wes Sunderland noted that the previous owners of Cornish Variety also owned the abutting house, and that a buffer zone should be created between the properties. Wes suggested trees be placed to soften the glow of the lights. Mr. Amos will discuss this with Mr. Alsudany and Ms. Smith.

Jess Larson referenced page 81 in the Land Use Ordinance, Article III, Section 3, as follows:

“Minor developments shall include:

A. Projects involving the construction, addition or conversion of less than five-thousand (5,000) square feet of gross floor area;

B. Projects involving the construction or installation of less than five-thousand (5,000) square feet of impervious surfaces; or

C. Projects involving the construction or establishment of less than ten (10) lots or dwelling units,

Except for any of the above projects which are deemed by the Planning Board to require review as a major development in order to protect the health, safety and welfare of the citizens of Cornish.

Major developments shall include all other projects or uses requiring Site Plan Review.”

According to Section 3 this would be a major development. Jess then referenced page 112 to determine the fees required for the site plan application. The Board discussed the fee schedule and will determine what the appropriate fees are at a later date.

Mr. Amos will work on the site plan review and have it available for the next business meeting on March 5, 2018.

Eve Bergstrom called the Boards attention to Land Use Ordinance, page 109, Appendix A. Definitions, and Section 2, as follows

Structure: Anything constructed or erected, the use of which requires a fixed location on or in the ground or in the water, or an attachment to something having a fixed location on the ground, including buildings, billboards, signs, commercial park rides and games, carports, porches, and other building features, including stacks and antennas, but not including sidewalks, fences, driveways, parking lots, and field or garden walls or embankment retaining walls. For purposes of this Ordinance, utility poles are not considered structures.

This will help determine the fees once a Site Plan Review Application has been submitted.

1. Review Anderson letter

The Board reviewed the proposed letter to Mr. Anderson concerning the sand/gravel pit. It was determined that until it is confirmed that he did indeed purchase the property, the letter will not be sent.

**Communications Received/Sent:**

1. Maine Municipal Association: PB By-Law request town meeting adoption 03-16-2009 (e-mail)

Still waiting to hear back from MMA.

1. MMA Planning Board workshop scheduled for July 26, 2018 in Portland.

Nancy Perkins suggested contacting Durward Parkinson of Bergen Parkinson, LLC, about holding a local presentation and inviting the surrounding towns.

1. Other: Land Use Ordinance index.

Letter G of the Land Use Ordinance is missing. Desirae will work on correcting/updating the Ordinance.

1. Other: March Workshop Meeting date.

The March 19, 2018 workshop meeting is the same night as the Annual Town Meeting. The Board agreed to reschedule that workshop for the next Monday, March 26, 2018 at 6:30 p.m. An ad will be placed in the notice section of Your Weekly Shopping Guide noting the date change.

**Agenda Items for Next Meeting: Business Meeting – Monday, March 5, 2018 @ 6:30 PM**

1. Approve minutes of the Workshop Meeting, February 19, 2018.

**Adjournment:**

Ken Hall motioned to adjourn at 7:59 p.m. It was seconded by Emily Ward. Motion carried with all in favor.

Respectfully Submitted,



Desirae Bachelder

CPB Secretary