

Town of Cornish
PLANNING BOARD

17 Maple Street

Cornish, Maine 04020

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Monday, March 23, 2015

WORKSHOP MEETING MINUTES (Approved 4/6/15) Vote 4 Yes, 0 No

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

Guests: Dan Sherman, Emily Ward, Diann Perkins, Calista Cross, Wes Sunderland

Call Meeting to Order: 6:34 PM by John Morrissey

New Business:

1. **Informal Meeting:** AT&T Wireless requests permission to add an array of antennas to the F. R. Carroll tower at 200 Sawyer Road [Hosac Mountain] (Map R-6 Lot 19).
 - o Chris Warren, PE for Infinigy Engineering, presented a detailed review of the proposed addition of a single high-speed microwave dish to the array already in place on the tower. No additional space will be required, as the rad center at 55' will be replaced with a newer model (VHLPX800-11B) with four small UDO radios added to the back. Ken Hall requested the frequency (10.7 GHz) and wattage (<2). Formal acceptance is scheduled for the April 6th Business Meeting.
2. **Informal Meeting:** Krista Lair re: change in plans – no second floor seating. Instead, turn porch into 4-season seating.
 - o Krista revealed that, due to the cost of improvements in the sprinkler system required by the Fire Marshal, she is abandoning plans to expand her restaurant to the second floor. Instead, she is requesting permission to make the river side porch into a four-season room by adding insulation and 6-over-1 windows, similar to the rest of the building. After discussion, the Board members agreed that, since the current plan is far less than the one to expand to the second floor and no change in the footprint will be required, Wes can issue the building permits as needed.
3. Consideration of Selectmen's request to examine wording in the Parking Ordinance, Section 2, Part B Emergency Parking, Numbers 1 and 2.
 - o The Selectmen and the Planning Board agreed to the following change:
B. 2. The acting official shall take action to provide public notification giving notice of the snow emergency parking restrictions.
4. CVMO represented by Calista Cross
Calista Cross: I can't name the other town interested in having the monument. I have a list of things "you guys" wanted. I can't show the lease until the owners approve other things. Is there any way to go around the lease until the owner approves?

John Morrissey: No. A lease is required. It is a serious pivotal point; I thought we made it clear to you that part of a lease or an unsigned lease is not acceptable. It is quite reasonable for parties to come in with a lease or deed so that we know that their ownership is valid. I thought we had explained that a number of times before.

Calista Cross: Our hands are tied. He (Richard Jiang) has put us on hold until he hears from town officials. If we can't go without a lease, we're going to another town. We've got a lease, but without permission from the owner, we can't release that.

John Morrissey: At this point we need a signed lease and we're almost there. That is a sticking point.

Calista Cross: OK. If anybody else contacts them, [unintelligible] they put a hold on last August.

John Morrissey: I was criticized by Roland for contacting them, now you're asking me to contact them. That is not our role; our role is to facilitate and verify facts. We have gone around and around on this.

Calista Cross: I did make you guys a copy of the lease; do you want to look at it?

John Morrissey: No, we need to look at the entire signed lease, not one that has parts blocked out. We need to know if the owners want the monument on their property, yes or no. The lease must be signed, crafted and notarized.

Calista Cross: After harassment he (owner) wants to hear from town officials.

John Morrissey: This is sort of irrelevant at this point. Any other comments?

Wes Sunderland: A few weeks back I had access to look at it (referring to the lease).

John Morrissey: We need a signed, notarized lease, make sure it is appropriate, to go forward.

Calista Cross: It is signed.

Wes Sunderland: Wait, several months ago I did get to look at the lease. There were pages folded over so you couldn't see the entire page, but the last page was complete with signatures. I never got that back; someone else has it. It was a 7-page lease; each page had some cover over it; it wouldn't be legal, but had all signatures on it.

John Morrissey: I can't recall seeing a 7-page lease.

Calista Cross: I did give it to him (Wes).

Norm Harding: The question I have is if we can't read the lease because pages are blanked out, what good is it?

Wes Sunderland: No, for the purpose that the lease did exist. I actually asked Calista to provide a copy of the lease because there are parts within the lease that actually cover questions in the letter (Wes is referring to the letter from the planning board dated August 26, 2014). That would solve a lot of problems.

Norm Harding: Any other application to build downtown, when they come we get the whole copy (Norm is referring to the deed/lease).

Wes Sunderland: I agree and have talked to Calista about that. Their concern is if it is opened out to the public, then protesters will contact the owners.

Bill Hoxie: It is a public document.

John Morrissey: Calista, you wanted e-mails and minutes on tape and hard copies. You got those, because the people have a right to know. Bill talked about that here, and if we have a public document with part of it covered up, you can't do that because it is blocking public access to the document. It is state and federal law.

Calista Cross: If we show you the lease, you guys read it and give it back to us, would you be willing to comment?

John Morrissey: We would be willing to comment if the lease covered the needed areas, obviously. We would expect the lease to be signed and notarized.

Calista Cross: You can't talk to them guys (the owners). They can't wait any longer.

John Morrissey: Calista, if I'm selling my house and my wife agrees, she has to sign the purchase and sale agreement, trusting that she agrees to the sale. There has to be a purchase and sale document. I don't know

how else to say this. It is basic, not fancy-dancy stuff. This (lease) is required to protect the Town and all of us from inheriting they have not voted on.

Calista Cross: If it wasn't for the harassment this would be all over.

John Morrissey: You keep saying that. That's your problem. If you want a monument resurrected to commemorate and honor the veterans, don't look back, look forward. Get a lease for a place in Cornish or move on to another town. This is about erecting a monument. I do appreciate that there have been no e-mails since the last meeting. A lot of negativity there does not help the situation. I was confident in thinking that you were going to get things done. You can't circle back.

Calista Cross: What do you think? How can I get the owners to talk to you guys? They don't want to talk to us; we already tried.

John Morrissey: The owners don't want to hear from you. This is my belief: They don't want the monument on their property. So, the only way you can disprove that is, and I hope I'm wrong, get a signed lease on that property. You're saying right now, you can't, so I think it's time to move on.

Calista Cross: Yes, we've got a lease that is signed since last July. It was covered over.

John Morrissey: The irony of this is, if you actually have a signed lease this would have been all done if you brought it in without hiding information. We could have looked at it and said "You know what, we've got a signed lease" and moved on.

Calista Cross: Again, this was protecting the landowners. They are afraid that it will open the door again for people to come down and harass them.

John Morrissey: I don't know what the harassing is about.

Calista Cross: That's what they said ... afraid that's what they told me.

John Morrissey: I don't want to go back to that. It is a courtesy to have you here. I want to leave you with one thought to take home tonight: Feel free to move on to whatever town is considering locating the monument on their premises.

Calista Cross: There is going to be a lot of unhappy people.

Norm Harding: Then come up with another plan to keep the monument in Cornish.

Calista Cross: Well, we suggested it be across from Metcalf's.

John Morrissey: Sometimes you don't get what you want; you get what the people want. There are a number of people that voted by donating money for the monument. Maybe the cemetery location is not what you want. Maybe it's what they want.

Calista Cross: I've spoken to a lot of supporters; they want a place that is big enough for a flagpole, pavers. Sticking it over in the woods in the cemetery is ridiculous!

John Morrissey: I've had a lot of people say that the cemetery is a good location. This is what I would do: Write a letter to the people involved in the project. Keep it simple, and keep innuendoes and negativity out of there it will short-circuit the project. This is where we are: we do not have a lease for Stoneridge; we do have an option for the cemetery, and you've got to be clear. You know the options better than I do. Let them weigh in on all options, including moving on to another town. Send the letter out and get the weight off of

your shoulders. You will get great ideas. Two heads are better than one. How to move this thing forward?
You can't do it alone.

Calista Cross: We've had our meetings and discussed all of this. I'm talking for all of the group because someone else wants to be in the group and cause friction.

John Morrissey: I hear you talking.

Calista Cross: How did you hear that?

John Morrissey: From a meeting two weeks ago discussed here. I'm saying, respectfully, your opinions do not reflect the group's discussion.

Calista Cross: [unintelligible] ... other side doesn't come here.

John Morrissey: My advice to you: I don't know what else to say, so I'm wrap up this discussion.

Calista Cross: OK.

5. Approve Minutes of Business Meeting of March 9, 2015.
 - o Motion by Norm Harding to approve the minutes as presented, seconded by Ken Hall, and voted 5 Yes, 0 No.
6. Other: None
7. Motion to adjourn: Mat Cama, seconded by Norm Harding; Vote 5 Yes, 0 No.

Unfinished Business: None

Communications Received/Sent: None

Agenda Items for Next Meeting: **Business Meeting – Monday, April 6, 2015 @ 6:30 PM.**

1. Formal Hearing: James Gledhill, trustee with the "Hilltop Baptist Church" has submitted a request for necessary permits to renovate the former Cornish Elementary School (Map U-02, Lots 062 & 063). Abutting landowners have been notified.
2. Formal Hearing: AT&T Wireless requests permission to add an antenna to the F. R. Carroll tower at 200 Sawyer Road [Hosac Mountain] (Map R-6 Lot 19). Abutting landowners have been notified.
3. Consideration to amend the wording of Cornish Parking Ordinance, Section 2, Part B Emergency Parking, Number 2, to read: "B. 2. The acting official shall take action to provide public notification giving notice of the snow emergency parking restrictions."
4. Election of Cornish Planning Board officers for 2015.
5. Approve the minutes of the March 23, 2015 Workshop Meeting.
6. Other:

Adjourn: 7:55 PM

Respectfully Submitted:



William Hoxie, Planning Board Secretary