 **PLANNING BOARD**

 17 Maple Street

 Cornish, Maine 04020

Telephone: 207.625.4324 Fax: 207.625.4416 E-mail: planningboard@cornishme.com

Monday, March 26, 2018

WORKSHOP MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:31 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: M. Angel Eastman, Brent Anderson, Rick & Lori Rowland, Yassar Alsudany, Jeff Amos, Judy Leonhart, Diann Perkins, John Watts, Karen & Zach Remington.

**Old Business:** None

**New Business:**

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

Norm Harding motioned to approve the minutes from March 5, 2018 as presented. It was seconded by Emily Ward. Motion carried with four in favor, one abstaining.

1. M. Angel Eastman “Home Occupation”. Review Art. II, Sect. 8, Item E (p 63).

Angel Eastman would like to sell flowers at her house on Maple Street. She stated that there are two driveway entrances at her residence that would provide ample parking. The Board reviewed Article II, Section 8, Item E, Home Occupations. It was determined that Angel Eastman needs to contact the Code Enforcement Officer for a Home Occupation Permit. She will also need to register her business with the Town Office once she is up and running.

1. Cornish Variety - Yasser Alsudany and Amanda Smith.

Jeff Amos, C. E. of Terradyn Consultants, LLC presented Site plan Review Applications and copies of the site plan to the Board. He confirmed that the square footage had not changed from the original plans submitted. He stated that a stockade fence will be erected between the store and the house next door to soften the lights.

The Board discussed each step of the Site Plan Review application to ensure that the application is complete. It was suggested that the operating hours be extended from 5:00 a.m. to 11 p.m. This does not mean that he will be open that late all the time; it simply gives him more flexibility.

Emily Ward asked what the Ordinance says about a lot becoming less non-conforming. Jess Larson directed the Board to Article I, Section 6. It is the intent of this Ordinance to promote land use compatibility and to encourage the elimination of nonconforming uses. This Ordinance intends to be realistic so that: nonconforming lots and buildings may reasonably be used; and nonconforming uses may be changed to equally nonconforming or more conforming uses.

The Board explained that the Site Plan fee includes the proposed 3,360 square feet for the store, 3,325 square feet for the canopy, 608 square feet for the gas tanks, and 300 square feet for the propane, for a combined total of 7,593 square feet. Subtract 2,000 square feet, which is the $600.00 fee for a Site Plan over 2,000 square feet, leaving 5,593 square feet. 5,593 square feet would then be multiplied by $0.15. So $600.00 plus $838.95 minus the $150.00 already paid for a total of $1288.95 due prior to the Boards approval of the Site Plan.

Emily Ward reminded the Board that there would not be enough time before the next business meeting to mail abutters notices and submit an ad to the Shopping Guide. Jess Larson agreed and stated that at the April 2, 2018 business meeting, the Board should vote to have a split business/workshop meeting on April 16, 2018. This would allow the Board to vote on the Site Plan and allow enough time for abutter’s notices to be sent out and an ad to be submitted to the Shopping Guide. The Board scheduled a site walk for Friday, April 13, 2018 at 2:30 p.m.

Diann Perkins asked about the drive-up window. Jess Larson stated that she had looked into the other drive-up windows in town and they all have a Conditional Use Permit associated with them. She will look into the matter further.

1. Rick and Lori Rowland – Cornish Inn

Rick Rowland presented a list of maintenance and repairs for the interior and exterior of the Cornish Inn. He is applying for a grant from the State through the Maine Historical Preservation Commission. He would like the Boards approval so that he can send it along with his application. The Board agreed to add the letter to the next agenda.

The Board asked Rick about sprinkling the building. Rick had discussed this with the State Fire Marshall’s Office. He would have to sprinkle the whole building, which would cost a lot of money, and also run the risk of damaging the historic nature of the building. Instead he will be placing smoke detectors and fire extinguishers throughout the building. It is grandfathered that he doesn’t need sprinklers, but by placing the smoke detectors and extinguishers he is making the building less non-conforming.

2. Fairgrounds

Billy Anastasiadis presented plans for a new sitting area at the Fairgrounds Restaurant. The area will be fenced in so that alcohol may be served. The new area (pavilion) will be used during the summer time only. The pavilion is octagon in shape, 32 feet across with six to eight tables. The takeout window will still be operational. He has spoken to the State Liquor License Agency about permitting.

The Board scheduled a site walk for Friday April 13, 2018 at 3:00 p.m. Abutter’s letters will be sent out and the Site Plan Review will be on the April 16, 2018 agenda.

1. Brent Anderson - Sand Quarry (Map U04, Lot 029)

Brent Anderson submitted completed copies of the Site Plan Review Application. The Board looked through the application for completeness. Brent confirmed that the quarry will be for the personal use of Anderson Septic only.

The Board scheduled a site walk for Friday April 13, 2018 at 4:00 p.m. Abutter’s letters will be sent out and the Site Plan Review will be on the April 16, 2018 agenda.

1. Karen Remington

Home Occupation: An occupation or profession which is carried on in no more than five-hundred (500) square feet or twenty-five percent (25%) of the floor area of a detached, single-family dwelling unit by the full-time permanent occupants of the dwelling and no more than two (2) non-occupant employees on site at any time, which is clearly incidental and secondary to the use of the dwelling for residential purposes and which does not change that character of the neighborhood. The term “home occupation” shall include both professional and personal services.

The Board confirmed that Karen’s property is in 2 districts, Agricultural and Rural Residential. The Board asked that Karen provide a formal letter asking for permission to sell certain items at her Home Occupation. She will submit the letter for approval for the next business meeting.

Karen Remington would also like to start lessons with horses which will need a Conditional Use Permit. She will being working on this process.

1. MMA response to PB By-laws.

This will be in the next agenda for discussion.

1. PB Member Contact List.

This will be on the next agenda for discussion.

**Communications Received/Sent:**

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

**Agenda Items for Next Meeting: Business Meeting – Monday, April 2, 2018 @ 6:30 PM**

1. Approve minutes of the Workshop Meeting, March 26, 2018.

**Adjournment:**

Norm Harding motioned to adjourn at 8:53 p.m. It was seconded by Eve Bergstrom. Motion carried with all in favor.

Respectfully Submitted,



Desirae Bachelder

CPB Secretary