

Town of Cornish
PLANNING BOARD

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Monday, May 15, 2017

WORKSHOP MEETING MINUTES

Attending: X Jessica Larson; ___ Ken Hall; X Norm Harding; X Eve Bergstrom; ___ Kim Printy; X Shelby Oates
X *Wes Sunderland*

Guests: Michael Humphrey, Ken Little, Tiffany Parent, Mr. Giermont (abutter), Mrs. Blakeney (Pike Farms/abutter), Mr. and Mrs. Palmer (abutters), Mrs. Palmer, Brad Perkins, Nancy Perkins, Les MacMaster, +5

Call Meeting to Order: 6:30 PM by J. Larson

Unfinished Business: None

New Business:

Agenda Items for Next Meeting:

1. Approve minutes of the Business Meeting, May 1, 2017. **Approved.**
2. **Site Review:** Gun Club/M. Humphrey + Public Comments
 - a. **Saco River Commission Approval Needed:** Due to excavation, varied embankments, and grating; 9-foot sides and at stations + 20-foot target;
 - b. **Layout:** 2 shooting sheds with 4 shooting stations; baffles included, closed back with insulation included and plywood between stations; test shots fired per site walk, across the river and towards the target as well as a reference shot for close range comparison of noise level; will be similar to a bowl dug into higher ground; Agricultural Zoning (permissible in supporting Outdoor Sport Area with CUP);
 - c. **Capacity:** Maximum of 8 shooters could create a consistent flow of noise pollution; mostly shooting during the weekend;
 - d. **Ricochet Concerns:** Mr. Sunderland opened discussion/presentation of trajectory (velocity + gravity + friction of air); SOUND = 1100 ft/second, 30-30 = 2300 ft/sec, 30-06 = 2800 ft/sec; refer to audio as well as statistics per Mr. Sunderland for further details;
 - e. **CPB General Questions:** *Eve:* What will the station baffles be made of? *Response: softer material the better;* *Norm:* If vegetation is placed at the tops of the berms, can that muffle sound? *Response: Will help a lot;*
 - f. **Environmental Protection Agency** information provided to Mr. Humphrey for reference per ricochet safety and lead concerns;
 - g. **Mr. Hall's Concerns (care of J. Larson):**
 - Who holds the liability? *Owner*
 - Have Maine DOT permits been secured? *After Saco River Commission is contacted*
 - Will explosives be used? *No*
 - Storage of ammunition? *No*
 - Security to prevent a person wandering into line of fire or trespassing? *Must have a range director to monitor strict adherence to gun safety protocols and general conduct is under standard military procedure;*
 - Will there be insecticides used? *No*
 - h. **Hours of Operation** stated as 8a-7p; concerns expressed to reference other ranges and neighbors;
 - i. **Gun Club VS. Friends Shooting:** Friends shooting can be stifled due to complaint of nuisance or noise VS. Gun Club per the planning board is measured according to Outdoor Recreation Ordinances to uphold town ordinances and to promote and protect the health of what applicant wishes to pursue;
 - j. **Needs to be tabled until the following are addressed, including but not limited to:**
 - MMA liability measures,

- town liability issues,
 - Saco River Commission's feedback and permissions (meeting on 05/24 @ 7p),
 - abutter concerns, per Chair,
 - strict consideration that Highland Farms was in the zone first;
 - to be continued during June business meeting on the 5th (no vote);
3. **CUP Application Review: Gravel Pit/Wadsworth No Show, Moved to June 19 Workshop**
 - a. **J. Larson:** Mrs. Perkins, was there a site review/site walk done for previous work on Gravel Pit site? *No, not at that time;*
 - b. **Mr. Sunderland:** Reminds that board requested that Limington be consulted per use of alternate roads and potential travel routes;
 4. **Land Purchase: Proximity to Aquifer Protection/Debbie Furlong/Joe Berry Rd.;**
 - a. **Sam Park** in representation of potential buyers; letter to state land is good for this proposal, information from septic design company, as well as proposed map and diagram to outline area provided to board; outer boundary is flagged and first 3.1 acre lot is pinned; lot has been cleared;
 - b. **Proposed duplex site to contain:** 2, 3-bedroom duplexes with 1-bay garages on either side of the pinned line; each with septic systems placed in rear of duplexes, both emptying in a D-box and leech field;
 - c. **Layout:** 10-acres in Aquifer Protection overlay; potential land buyers would like to split and construct two duplexes; land use and space, it is permitted per current town ordinances per board approval;
 - d. **General Board Feedback:**
 - Buyer's continuation to purchase is contingent on board feedback for approval.
 - *Eve:* How much of the acreage is in the protection zone? *The whole lot.*
 - *Norm:* Subdivision permits? *No, only 2 lots will be used:*
 - *Mr. Sunderland:* Read Aquifer Protection Ordinance which is to protect from further development of municipal wells which will not be dug on this site; reminds that while there are processes to present to the board per development, if land is purchased, that approval for purchase will imply that this development is acceptable;
 - e. **Major General Concern:** Wells and how they will be dug; Mr. Park states that the Aquifer will not be used as the water source;
 - f. **Chair and Co-Chair:** Informal site review will be made to review how many homes are already on that road and to review distance and potential affects to Aquifer protection as well as conducting map reviews and research;
 - g. **Concern:** Land cleared can affect aquifer;
 - h. **Continuation for June 5th business meeting;**
 5. **Ongoing Review: Comprehensive Plan Tabled until further meetings**
 6. **Ongoing Review: Recreational Marijuana Citizen Advisory Committee**
 - a. **Les MacMaster:** Informational meeting about lab use and protocols;
 - b. **Nancy Perkins:** Concerns of apathy and perpetual changes to the laws and regulations;
 - c. **J. Larson:** concerned of trying to develop ordinances without state legislation;
 - d. See separate attachments for more information;
 7. **Other:**

Public Comment:

2. General Concern of stray bullets;

2. General Concern of noise level from several in attendance due to comp sound reference that can be heard each Sunday coming all the way from Windham; Is there an ordinance for sound/noise level? *Response:*

Excavation/Extraction Ordinance details sound decibels and state ordinances will have to be referenced.

2. Mr. Giermont, Concern of stray bullets as his farm is directly behind where the target berm will be; again, expressed in response to Mr. Sunderland's presentation of trajectory due to lifting the muzzle to account; How do you account for ricochet? *Response: Ricochet possible, but would slow the fire down even further;* anti-ricochet baffle/shelf mentioned as an option—*Response: Due to sand and financial restraints anti-ricochet is not plausible and baffles between shooting stations can absorb a decent amount of sound;*

2. Mrs. Blakeney, Concern per Pike Farms of noise in general, the effects of the noise for her farm animals (as fireworks bother them significantly), as well as concerns of how it affects the property values; though signage is said to be placed on the river, concerns of people who may canoe/kayak/etc. without realizing the range is near; later

concern expressed of what will happen to the lead from shots fired; *Response: Environmental Protection Agency information provided to Mr. Humphrey which deals with ricochet safety and lead;*

2. Mrs. Palmer, Concern of noise and of her son's house being nearby;

2. Mr. Palmer, Concern of noise and animals nearby; states that the berm will not amount to anything per the noise due to the distance of target;

2: Would it be practical to have the berm on the west end towards Parsons field? *Response: It would be shooting towards the road and too many close-range homes as well as causing shots to go uphill;*

2. Diann Perkins, Question, what is the zone considered? *Response: R1, M2, Agricultural;*

3. Nancy Perkins, Concern: Ensuring board checks for what Cornish town roads will be subjected to and to discuss with the owner/applicant as well as the engineer; Mrs. Perkins requests that B. Sturgeon, Road Commissioner be consulted;

4. Nancy Perkins, Concern: Size and capacity of septic systems for 2 lots with 12 bedrooms; *Mr. Sunderland states that the division of sizes are adequate;*

6. Tiffany Parent, Concern: Worried that a license can be approved for one facet of the implementation, but then can be changed to any of the other 5 implementations; she is concerned that there are no specific details about Extraction Labs; *Response: CUP must be put into motion to change licenses per the law, a processing lab cannot be an extraction lab;*

Communications Received/Sent:

1. YWSG Ad Placed: Adult Use/Recreational Marijuana Advisory Committee COD
2. YWSG + Portland Press Ad Placed: Gun Club Site Walk 05/11/2017, 12p

Agenda Items for Next Meeting: *Business Meeting – Monday, June 5, 6:30 PM

1. **Approve Minutes** from Workshop Meeting, Monday, May 15
2. **Continued Business:** Humphrey Shooting Range/Private Gun Club
3. **Continued Business:** D. Furlong/Joe Berry Rd Property Purchase
4. **Continued Business:** Wadsworth Gravel Pit/Old Limington Rd
5. **Other:**
6. **Ongoing Review:** Adult-Use/Recreational MJ Citizen Advisory Committee

Adjourn: 8.46p