 **PLANNING BOARD**

 17 Maple Street

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Monday, June 17, 2019

WORKSHOP MEETING MINUTES

**Call to Order**

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

Present: Jessica Larson, Eve Bergstrom, Erica Craig, Angel Eastman, Ken Hall, Nancy Perkins, Sandra Watts, Code Enforcement Officer Wes Sunderland Recorder Desirae Bachelder.

Guests Present: Abby Sherwin, John Watts, Diann Perkins, Michael, Wendy, Richard and Mason Humphrey, Michael Jordan

**New Business:**

1. **Humphrey Subdivision**

Jess Larson explained that she had found a cheat sheet from the Land Use Program State Planning Office with what is allowed for subdivisions and what exemptions and exceptions there are. Jess has started a folder in the Planning Board files for subdivision information. Jess read aloud the question and the response from MMA (Maine Municipal Association) concerning the Humphreys request to divide their property. A copy of this correspondence will be included in the Planning Board file for this project.

Wendy Humphrey commented that she already has the paperwork to dissolve the LLC. Mrs. Humphrey confirmed that she has owned property for over five years. The property tax bill is addressed to the Harold’s Way LLC. When the LLC is dissolved it will revert back to the original owners. Desirae confirmed that the registered deed transferring the land into the Harold’s Way LLC was filed in 2014. Mrs. Humphrey purchased the property on December 8, 2011. Wes offered his opinion that because the property was in an LLC for less than five years and is reverting to the previous owners it would pick back up on the years it was owned and would then be more than five years since the last split. Nancy Perkins suggested that the Humphrey’s need a definite date of when the five years started so that moving forward they will have no trouble knowing when they can split the property again. Jess explained that that would be under Wes’s jurisdiction.

1. **Southern Maine Planning and Development – Abby Sherwin**

The Board reviewed the definitions again with Abby from SMPDC. The Table of Contents is done, definitions are done and any problems or questions Abby will be in touch.

1. **Michael Jordan – Jordan Tree Harvesters Inc. – U01-006**

The property is 688 South Hiram Rd. The property is 100 feet by 350 feet, for a total of 35,000 square feet. It is in the Residential District, and is a little larger than the minimum lot requirement. Mr. Jordan explained that he would like to move his home office into a different building. Mr. Jordan is willing to add onto an existing building or build a whole new building if that’s allowed. It was determined that this would be considered Contractor Services under the Table of Permissible Uses and does not meet the Forestry definition. Mr. Jordan will need to complete a Conditional Use Permit to move forward with this project. Jess gave Mr. Jordan a copy of the Site Plan Review Checklist and explained what Mr. Jordan will need.

1. **Miscellaneous**
	1. Jess explained that Diann Perkins had mentioned to her that someone had been into the Town Office asking about Recreational and Medical Marijuana. Jess is continuing to follow the State Legislature updates.
	2. Nancy Perkins shared that she has been told that one of the upstairs rooms at 22 Main Street has been set up with “singing bowls”. Nancy asked if an office is the same as a commercial store. Jess has seen that the owner of the Singing Bowls is offering classes. There has been a history of office spaces with the building. Anything to do with 22 Main Street is a Code Enforcement Officer issue at this time.
2. **Correspondence**

None

**Adjournment:**

Angel Eastman made a motion to adjourn the business meeting at 7:53 p.m. It was seconded by Eve Bergstrom. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle

CPB Secretary