**PLANNING BOARD**

 17 Maple Street

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Monday, June 18, 2018

WORKSHOP MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:35 p.m.

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

Guest Present: Bob Tripp, Diann Perkins, John Watts.

**New Business:**

1. **Approve minutes from May 21, 2018 workshop meeting**

The Board will approve these minutes at the next meeting.

1. **Approve minutes from June 4, 2018 business meeting**

There were no minutes available to approve.

1. **Bob Tripp – 6 Bridge Street, Real Estate Office: U03-017.**

Good Deed Reality is the name of the real estate office. There are no changes to the structure of the building. There are 2 full baths, 1 for the proposed real estate office downstairs, and 1 for the proposed rental apartment upstairs. The property is in the Historic District and the Village Center District, although the building is not classified as a historic building. It is a single family residence, and Mr. Tripp does not live at 6 Bridge Street, therefore he does not qualify for a Home Occupation Permit.

Emily Ward asked if the septic system was adequate for the 2 baths. Mr. Tripp has spoken with Anderson Septic Service they feel that it is adequate. Anderson Septic has performed tests, placed a new 1,000 gallon tank and the leach field is old but working.

Emily stated that the application only states the change of use for the real estate office, there is no mention of the rental apartment. If Mr. Tripp would like to have the rental apartment it needs to be stated on the application.

Mr. Tripp has not purchased the property, he is leasing with intent to buy. He has permission from the current owner Roberta Consalvi to have a business and rental unit. Ms. Consalvi’s name will need to be on the application as current owner. Mr. Tripp will contact Ms. Consalvi, her name will be on the application with her signature and he will submit a corrected copy to the Board by the end of the week so that a site walk can be conducted. A copy of Ms. Consalvi’s deed is also needed with the application.

The Board scheduled a site walk for July 2, 2018 at 2:30 pm, pending the submission of the corrected Site Plan Review Application. The application will be reviewed at the Business Meeting on July 2, 2018 at 6:30 pm.

1. **Review Cornish Campground proposed changes**

The Cornish Campground is located on Route 25 across from the Industrial Park. Mike Doughty is under contract to purchase the property. The Board has asked that Wes request an updated plot plan for the planning board records. Wes will continue to evaluate the campgrounds compliance with town ordinances. The Conditional Use Permit stays with the property so they do not need to come before the Board for that.

John Watts stated that the Water District had received a request for a quote to put the Cornish Campground on the Town Water line.

Emily expressed concern that the property needs to be brought up to current codes.

Ken Hall stated that the old bounds of the property went right to the (Saco) river. Wes stated that the Saco River Corridor Commission has jurisdiction for 500 feet from the river. Ken also noted that town records indicate that the well is considered public, because it is used commercially for the public. Wes stated that when the owners are ready to be licensed through the State, someone will be sent to check on the water quality. Ken stated that it is also the owner’s responsibility.

Wes suggested that the Board meet with the new owners after everything is updated. The board would like an updated plot plan, documentation of water source and the number of camp sites.

1. **Review of Sign Ordinance – MMA Response**

Wes can contact MMA because he is the person enforcing the ordinances.

Jess Larson proposed that an amendment be made to the sign ordinance concerning open flags and where they can be displayed. The amendment should be ready for the next Town Meeting.

1. **Zoning Maps**

Jess had the zoning maps blown up to make it easier to see the zoning colors. One of the maps is missing, Wes stated that he had taken a copy to the Saco River Corridor Commission and would get it back.

1. **Karen Remington – Horse Ring: U03-046A**

Karen Remington was not in attendance. Her updated Site Plan Review Application was received, and a site walk was scheduled for July 2, 2018 at 3:00 pm.

There is no certification required for working with horses, whether it is therapeutic or not.

The Board found it interesting that the deed is in James Remington’s name only although she lists them both as property owners. Also the LLC is in her name only.

Parking spaces were discussed. The completeness of the Site Plan Review Application was discussed. A complete list of abutter’s was submitted, a plot plan was received, and the application was revised so that the ring is in the Agricultural District not the Historic District. The application was signed by both of the Remington’s.

Nancy Perkins was concerned that the Board had not responded to Karen Hoxie’s concerns at the June 4, 2018 meeting. Jess will draft a letter addressing Mrs. Hoxie’s concerns. Emily suggested using the language in the minutes for the letter to Mrs. Hoxie.

Desirae will contact Karen Remington concerning the site walk and the continued review of the application at the July 2, 2018 meeting.

1. **Miscellaneous**

Jess informed that Board that she would be absent from the July 2, 2018 meeting, she is an abutter to both Mr. Tripp and Mrs. Remington which is a conflict of interest and she would not be able to vote if she were to attend.

Stephanie Smith has submitted a letter of interest to the Selectmen concerning the open position as Planning Board member.

**Communications Received/Sent:**

1. MMA Responses

**Adjournment:**

Emily Ward motioned to adjourn the business meeting at 7:41 pm. It was seconded by Ken Hall. Motion carried with all in favor.

Respectfully Submitted,



Desirae Bachelder

CPB Secretary