

Town of Cornish
PLANNING BOARD

17 Maple Street
Cornish, Maine 04020

Telephone: 207.625.4324 Fax: 207.625.4416

Monday, June 21, 2010

Cancelled

5:30 PM Site Walk

Cancelled @11AM 6/21/10

Location: THE CORNISH INN – Richard and Heidi DeCoursey, 2 High Road, Cornish, ME
Map U3 Lot 40.

6:30 PM Workshop

Location: Cornish Town Hall, 17 Maple Street, Cornish, Maine 04020

MINUTES

In Attendance: Dan Sherman, Greg Wilfert, Bill Hoxie & Lynn Harding
Absent: Ken Hall

Call Meeting to Order Chair Sherman called the meeting to order at 6:35 PM

Ongoing Business: Planning Board Discussions of the following:

- The Proposed Retail Construction of an 8,000 square foot *Family Dollar Store* as well as 2,600 square feet of as yet unknown retail space located at 91 Maple Street (Map U2 Lot 2), Route 25
- Mark Lopez, Engineer Berry and Mr. McSorley were all in attendance.
 - Mr. Lopez stated he was surprised to see Mr. McSorley with regard to cost. He asked for confirmation on the fixed consultant price – Mr. McSorley assured Mr. Lopez and the Planning Board there was no fee for his attendance this evening.
 - Paul Howe, next door abutter, asked for clarification on traffic flow and how it may affect his and his tenants business.
 - Engineer Berry explained he and Mr. Howe had talked; that he was planning a complete reconfiguration of the entrance, exit and parking spaces. He explained he has been in constant contact with Maine DOT; still working on westerly enter/exit intersection.
 - Mr. McSorley expressed his approval for the plan to have the easterly drive be a “turn right”: a right hand exit only and right hand entrance. He did express his objection of having only painted island and believes the DOT won’t like them either.
 - Engineer Berry explained again that the Dollar Store does not deliver during business hours, meaning store truck deliveries is a minor point for traffic flow during the time of high volume customer hours. He is still working on determining geometric details for

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westerly drive and there is a possibility DOT may also want this driveway to be "restricted".

- The smaller retail business, as yet undetermined, will NOT be a gym or a restaurant. It was explained different types of businesses can affect traffic flow and the owners want to keep the impact reasonable.
- Mr. Berry addressed Mr. McSorley's concerns of professional Maine certifications explaining he had several members of his staff who are already certified as well as several of his business partners and that the final documents will have all that information printed upon them.
- Mr. McSorley assured members of the Planning Board that once Sebago Technics receives all the documentation from Lopez and Berry there would be an immediate 5 Day turn around.

Public Comment:

- Meredith Harding expressed concern about exterior color. She came prepared with a color pallet from one of the local hardware stores. While there was quite a discussion on color no specific one was determined. Same with the proposed brick veneer.
- Eric Martin was surprised there would be no parking spaces directly out front of the store as well as no sidewalk.
- Selectman Vinyl Pendexter feels the westerly driveway entrance should be eliminated.

→ The *Cornish Inn* application for Change of Use Permit to request a permanent extension of privilege into the garden area from the Rte. 25 side of porch at 2 High Road (Map U3 Lot 40)

- Mrs. DeCoursey telephoned the Town Hall at mid-morning today (June 21) to Cancel the sitewalk due to a family commitment at their home in Cumberland. The Town Clerk posted the cancellation at the Town Hall and other prominent spots in Cornish, plus the DeCoursey's posted a sign at the Inn.
- The Board held a discussion with Selectmen and CEO regarding the first response from MMA and decided to re-ask the question of "Change of Use" to include more detail for a more thorough clarification for this particular situation.

→ Schedule the next Shoreland Zoning Hearing.

Secretary Harding will work on Shoreland ordinance using Mr. Morse's edited pages. Board would like to have final Public Hearing in August.

New Business:

- Approve Minutes for the following meetings:
 1. April 19, 2010 Shoreland Ordinance Preparation Hearing
 2. May 3, 2010 Business Meeting
 3. May 6, 2010 Public Hearing – Lopez Properties LLC. / The Family Dollar Store
 4. May 17, 2010 Workshop & Shoreland Ordinance Second Public Prep Hearing

All four sets of minutes were approved Unanimously

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Communications Received:

- ✓ Letters from: Janet H. Carper
Karen Hoxie & John Morrissey
Sheena-Jo Randall
- ✓ Updated Traffic Site Plan from Mark Lopez / Family Dollar
- ✓ Draft report from Rob McSorley, Project Manager SEBAGO TECHNICS, INC. for Family Dollar
- ✓ Edited pages of Shoreland Zoning Ordinance from Mike Morse, EPA

Announcement

Due to the Independence Day (JULY 4th) celebrations the Cornish Planning Board has rescheduled their July Business Meeting to Monday, July 12, 2010 at 6:30 PM

Agenda Items for Next Meeting: BUSINESS MEETING: July 12, 2010

- Approve June 7, 2010 Business Meeting minutes

Adjourn: 8:45 PM

Respectfully Submitted,


Lynn Harding
Planning Board Secretary

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