**PLANNING BOARD**

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Monday, July 16, 2018

WORKSHOP MEETING MINUTES

**Call to Order**

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

Present: Eve Bergstrom, Ken Hall, Stephanie Smith, Emily Ward, Nancy Perkins, Code Enforcement Officer Wes Sunderland, Recorder Desirae Bachelder.

Absent: Sandra Watts

Guests Present: Mike Doherty, John Morrissey, Jeff Briggs, Mark Noonan, Gretchen B, Jody David, Lydia A, Tammie Snow, Lawyer, Diann Perkins.

**New Business:**

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

Emily Ward motion to approve the June 4, 2018 business meeting minutes as presented. It was seconded by Stephanie Smith. Motion carried with all in favor.

1. **Approve minutes from June 18, 2018 workshop meeting**

Emily Ward motion to approve the June 4, 2018 business meeting minutes as presented. It was seconded by Stephanie Smith. Motion carried with all in favor.

1. **Approve minutes from July 2, 2018 business meeting**

Emily Ward motion to approve the June 4, 2018 business meeting minutes as corrected. It was seconded by Stephanie Smith. Motion carried with 4 in favor.

1. **Consalvi/Tripp Approval Letter**

The board read the Conditional Use Permit approval letter addressed to Roberta Consalvi and Robert Tripp owner and lessee of 6 Bridge Street; the Board then signed the letter.

1. **Remington Approval Letter**

The board read the Conditional Use Permit approval letter addressed to James and Karen Remington owners of 37 Minkey Way, Spirit Flow Pathways; the Board then signed the letter.

1. **John & Karen Morrissey – Deck in Historic District**

John Morrissey presented a picture of the proposed area for the deck to the Board. The deck will be raised eight (8) inches off the grounds, and will be a 2 X 10 construction. The deck will not be visible from the road. Mr. Morrissey has already paid for the permit. Jessica Larson asked if all setbacks were met. Emily Ward asked how close the deck was to Mr. Millard’s property line. Mr. Morrissey stated that the deck will be located on the internal side of the driveway and if the house is in the correct spot then the deck should be fine. Mr. Morrissey is not changing the structure or material of the historic building.

Land Use Ordinance Appendix C: Historic District Guidelines Ordinances (p. 113) states “It is not the purpose of this Ordinance to prevent owners of historic structures from improving or enhancing their properties, only to help preserve the visible historic atmosphere of Cornish while supporting the owner’s maximum enjoyment of these buildings.”

Because this is a workshop meeting the Board cannot vote on the Historic District Overlay Application. Mr. Morrissey will complete the Application for Building/Design Permit Historic District Overlay, and it will be on the August 6, 2018 agenda for approval.

1. **Mike Doherty – York Campsite**

Mr. Doherty does not need a Conditional Use Permit (CUP) because he is not changing the use of the campground, and the CUP stays with the property. The Board would like an updated plot plan to show the use of the land. The sewer sites, pipes to take the waste water to a tank, for each camp site are already in existence.

Ken Hall asked for the record, and Mr. Doherty confirmed, that he would be switching over from a private water source to Cornish Water District. Mr. Doherty explained that each camp site had a “holding tank” and that there was only one dumping station.

1. **Dalyn Houser– Saco River Corridor Commission**

Not in attendance

1. **Jodi David – R08-08A**

Tammy Snow introduced herself after Jody David’s lawyer. She explained that Mr. David is here to ask for a Conditional Use Permit for a building to be used for Medical Marijuana Cultivation.

The board discussed the permitting process and the change of use for the permit Mr. David had that is expired. Jess Larson explained that Mr. David is in the Agricultural and Rural Residential District, both allow Medial Cannabis Cultivation. At the moment there is a stop work order in place until the Conditional Use Permit can be approved. A Site Plan Review will need to be completed, so that a site walk and public hearing can be scheduled. Land Use Ordinance Section L Medical Cannabis Ordinance will need to be complied with as well.

The board reviewed the fee schedule for the building. There is a fee of $150.00 for the conditional use permit. The building is 3,200 square feet; therefore the fee would be $600.00 for a building over 2,000 square feet plus $0.15 per square foot greater than 2,000 which is $180.00. Total fees owed for the conditional use permit are $930.00.

The board tentatively scheduled a site walk for August 6, 2018 at 4:00 pm assuming that the application is received in time and the abutter’s letters are mailed out in time for proper notification.

Mr. David confirmed for the board that there will not be an apartment in the manufacturing building.

1. **Ordinance Committees (7/2/2018)**

Emily will contact Southern Maine Planning and Development Commission concerning the cost of updating the Land Use Ordinance.

1. **Public Safety Committee per Chris Calnan (4/2/2018)**

Jess will talk to the Selectmen and check the Comprehensive plan concerning whose responsibility public safety is.

1. **LUO Site Plan Review Process**

The Board discussed the Site Plan Review Process detailed in the Land Use Ordinance Article 3.

**Adjournment:**

Stephanie Smith motioned to adjourn the business meeting at 8:27 p.m. It was seconded by Emily Ward. Motion carried with all in favor.

Respectfully Submitted,



Desirae Bachelder

CPB Secretary