

Town of Cornish  
**PLANNING BOARD**  
17 Maple Street  
Cornish, Maine 04020  
Telephone: 207.625.4324 Fax: 207.625.4416  
**Monday, July 17, 2017**



8-7-17

**WORKSHOP MEETING MINUTES**

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

**Guests:** Nancy Perkins, Les MacMaster, Ken Little, Aaron Fox, Diann Perkins

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

**Unfinished Business:** None

**New Business:**

**Agenda Items:**

1. Approve minutes of the Business Meeting, July 10, 2017. **Approved.**
2. **Review:** CEO Report Out on Cornish Gun Club/M. Humphrey Application Process
  - a. **Saco River Commission** Meeting missed by M. Humphrey
  - b. CPB clock is stopped awaiting feedback from Saco River Commission;
3. **Review:** Land Use Ordinances, Pg 71 in reference to Hartford/Mini-Subdivision CUP Application Process
  - a. CEO suggests a wider lane in foresight of more land being used;
  - b. CEO details specifications needed for current access/egress road to be taken over by the town (designated resource layers, paved, etc.); **N. Harding:** Believes a year should pass once road is built (if built to specs for town to take over) to enable town to consider how it holds for weather, plows, and change of seasons before taking it over; **CEO response:** Can run the plans past the road commissioner to know exactly how to make it compliant for town take over, and suggests dialogue with B. Hartford to see how they will move forward;
  - c. **N. Harding:** Does not recommend sidewalks for this project;
  - d. CEO believes speed limit on main route is sufficient for entrance and plans;
  - e. **J. Larson** brings up neighbor/abutter who had an issue with the property lines; **CEO response:** Neighbors actually have a shed and driveway on the Hartford's property and all should be addressed accordingly once plans are received;
4. ~~Continued Business: Comprehensive Plan~~ — **To be continued at a later date.**
5. **Report:** Selectmen Meeting Review/J. Larson
  - a. **J. Larson** spoke with selectmen about the Cornish Inn/The Laughing Grass Inn;
    - i. **CEO:** Violations and permits to consider; defer to selectmen to hold dialogue w/ host/owner for remedies; if nothing is addressed, then an injunction will be sought with legal support;
    - ii. **Meeting: Owner, Selectmen, and any public attending, Wednesday, 07192017 @ 5 pm;**
6. **Other:**
  - a. **CUP Follow-Up: Apothecary & Tea Room: Mind Body Soul Holistic Wellness, LLC:**  
Continuation of previous business plan/CUP application presented on March 27<sup>th</sup>
    - i. Previously under contract for 22 Main St., moved plan for 31 Maple St.
    - ii. See updated business plan as the space is different from previously considered venue;
    - iii. Space will be divided to serve as a tea shop and apothecary also holding: workshops, classes, holistic wellness resources/consultants, etc. *\*See updated plans for more details.*
    - iv. Products will be sourced from FDA/OTC approved Mountain Rose Herbs from Oregon; teas will be sourced from Japan, Turkey, China as primary countries, with Japanese as a specialty; all products/vendors will be organic, fair trade, etc.
    - v. Upstairs has already been renovated, so there shouldn't be concerns with historic district ordinances and a new septic has been put in with the foresight of accommodating a tea room;
    - vi. Parking: driveway is recessed from where the property line ends; goal is to extend the driveway out and have a diagonal parking space;
    - vii. **K. Hall:** Is it ADA compliant? **Response:** Door's will be widened; **K. Hall:** How is the staircase? **Response:** Steep and will be improved; **K. Hall:** Does it meet fire code? **CEO Response:** Stairs will need some work; **E. Bergstrom:** What about the upstairs hatch? **Response:** Will not be for public use, will be marked emergency only;
    - viii. **CEO Comment:** Barn back windows will be worked on and review covers manageable renovations;
    - ix. **Site Walk Review & Abutter Letters:**
      1. **Site Walk:** August 7<sup>th</sup>, 9 a.m., 31 Maple St.
      2. **Abutter Letters:** J. Larson will get abutter list to S. Oates; must be postmarked by July 27<sup>th</sup> for 10-day abutter notification of site walk/review meeting on August 7<sup>th</sup>;

- b. **Pack Rat Phyl's Drive-Thru**
    - i. **K. Hall** remembers a license for ice cream only being issued two years ago;
    - ii. **CEO** issued a temporary food vendor's license recently; current description sounds like it is for more than what the permit was issued;
    - iii. Board needs to search for state paperwork/permits as they should be issued for food service; **CEO** will visit business tomorrow to request Department of Health permit and ask them to shut down until all is cleared with the board as no approval or process was followed;
    - iv. **J. Larson** will also research past paperwork for any prior process with this business;
  - c. **Fairgrounds Pizza:** Walk-up window/ice cream sales concern; \*See public comment for topic initiation
  - d. **CPB Feedback: Town Vote Ballot: 1-question Total Prohibition VS. 5-question (1/license) Ballot:**
    - i. **K. Hall: 1-question Total Prohibition Ballot**
    - ii. **J. Larson: 1-question Total Prohibition Ballot**
    - iii. **N. Harding: 1-question Total Prohibition Ballot**
    - iv. **E. Bergstrom: 1-question Total Prohibition Ballot**
    - v. **S. Oates: 5-question Open to License Variance Ballot**
    - vi. **K. Printy: No vote cast:** *Is concerned that the board stated a certain process would be followed to inform the public of all of the possible licenses for retail cannabis so that a comprehensive ballot to include votes requested per license could be formed and that now that process has stopped. She is frustrated that the board seems to have gone back on their word for the process that will be followed to keep the ballot open to license variance and she is "tired of talking about it" as total prohibition seems to be the agenda without consultation from any state experts or consideration of potential benefits from the various licenses;*
7. **Public Notifications:** Website updates and utilizing website more frequently; ensuring public notification of minutes and advertisements as website was provided as source to do so, but there is difficulty in keeping it updated; **J. Larson** will continue to consider this issue; No resolution stated for public notification of minutes other than website at this time;

**Public Comment:**

**6a. D. Perkins:** What will you do with the existing garage door? **Response:** It will be made to look like a barn door form the outside, but will be made into wall space only from interior and will not be used; **E. Bergstrom:** What about the hay doors? **Response:** Space will be maintained with a screen utilized;

**6c. D. Perkins:** When did Fairgrounds Pizza get permission to put in a take-out window and to serve ice cream? **CEO Response:** Believes the business has worked extensively with the Fire Marshall, but will need to check; **N. Perkins:** Knows that certain steps were needed for Bayhaven's take-out window, so all other businesses should be reviewed in the same manner so that the process is uniform and that businesses are permitted properly; **CEO:** Business has future plans to build a pergola and will have to go through the process of planning board approval and will include the take-out window at that time as they have been in good communication for the life of the business;

**Other: N. Perkins:** Expressing general concerns about the Cornish Inn/The Laughing Grass Inn due to her absence from town for several weeks; **Previous points made from June business were relayed to Mrs. Perkins;** Mrs. Perkins was invited to the meeting with the Selectmen and the business on Wednesday, July 19<sup>th</sup>; **N. Harding:** States that unless we give CEO power to shut business down, it is in the Selectmen's hands as our CEO must await a judge's decision before he can shut a business down; **S. Oates:** Minutes from June's business will be emailed to Mrs. Perkins to update her; **N. Perkins:** Is concerned about the town's capacity with fire, police, enforcement for a business of this nature; **K. Little:** Wants to ensure it is on record that the issues of fire, police, enforcement were not problems for the soft opening event as no police or fire marshal were called;

**Communications Received/Sent:**

- YWSG, Site Walk: Mind Body Soul Holistic Wellness, LLC. at 31 Maple St. on Monday, August 7<sup>th</sup> at 9 a.m.
- Abutter Letters for above business CUP application continuation;

**Agenda Items for Next Meeting:** \*Business Meeting – Monday, August 7, 6:30 PM

- Approve minutes of the Workshop Meeting, July 17, 2017.
- **CUP Application Vote: Mind Body Soul Holistic Wellness, LLC, 31 Maple St.**
- **Site Plan Review: Hartford Mini-Subdivision,** Plans requested @ June Workshop, CUP Application
- **Comprehensive Plan Review:** Committees & Updates Needed
- **Other:**

**Adjourn:** 8.15 pm