

Town of Cornish
PLANNING BOARD

17 Maple Street
Cornish, Maine 04020

Telephone: 207.625.4324 Fax: 207.625.4416

Monday, September 18, 2017

WORKSHOP MEETING MINUTES



APPROVED

10-2-17

UNANIMOUS 5-0

Attending: ___ Jessica Larson; **X** Ken Hall; **X** Norm Harding; **X** Eve Bergstrom; **X** Kim Priny; **X** Shelby Oates **X** *Wes Sunderland * **X** Selectman, Carlton Candage *

Guests: D. Perkins, S. Smith, Mr. Fulginitti, K. Little, Craig, D. Drake, M. Dubois, K. Little

Call Meeting to Order: 6:33 PM by **N. Harding**

Unfinished Business: Agenda Items 2 & 3 Below

New Business: None

Agenda Items: * Minutes are a general summary of items and details discussed. For precise wording, and to understand details that were discussed in a fast-paced or stacked manner making them difficult to document, please refer to the audio.

1. Approve minutes of the Business Meeting, September 11, 2017. **Unanimously Approved.**
 - a. **Request, S. Oates,** Thank you Mr. Harding for calling for a vote to approve the minutes; I think a few sets from the past months have only been motioned for approval and seconded without a vote to approve, I just want to ask the board to help me ensure that we actually take and account for a vote of approval of the minutes with each meeting;
2. **Continued Business: D. Drake, 22 Main St.**
 - a. **CEO:** Inspected property 2.5 days after 09112017 Cornish Planning Board Business Meeting; Reviewed entire building from cellar to top floor; was orderly with nothing suspicious; a bit of repair shown in the cellar; Evidence showed there had been a leak and that it is logical for a small leak to equate to the water usage reported in previous meetings; Vent previously in question from 09112017 Business Meeting was found to be an old vent put in for a bathroom;
 - b. **Selectman, C. Candage,** Do these conclusions account for the sewer issues? The reported smells?
 - c. **Sewer Update:** Resting beds 1 and 2, fed by pump 1, as well as 7 and 8, fed by pump 2 will be researched; letters were sent out to all businesses in use of that sewer system and details will show up on their sewer bills; **Selectman Candage** asks all to be patient; **N. Harding,** So the ban (preventing D. Drake from moving forward with his Home Occupancy License/CUP review process) is still active? **Response, C. Candage,** Yes, indefinitely until the problems are solved; **\$200,000** to dissect all 10 beds, so can only research a few at this point, and total costs regardless are a major concern; C. Candage will continue to attend planning board meetings to update;
 - d. **General, Selectman Candage,** Has general concerns of the size/depth of the pipes, and that a simple freeze or something stuck and impacted in the pipes could even be the issue, and informs that **Fred Gallant, DEP,** will be supporting however he can, along with **R. Taylor;** there is also a large concern with Krista's, as the daily usage for that space (that was mentioned should not have been originally approved to accommodate a restaurant) is 300 gallons, and it is currently using 900 per day, and in general is a concern per the sewer issue;
 - e. **N. Harding,** Are previously submitted plans from the engineering and construction being found for the sewer system? **Response, C. Candage,** Uncertain; **N. Harding,** We should get someone searching for these to respond to size/depth of pipes and layout, and to detail research clearly;
 - f. **D. Drake,** System was built 26 years ago? What's the plan to look into the sewer system? Should there not be a plan in place for a system such as this approaching something like its 30th year? **C. Candage,** Looking to see if there is grant money depending on what is

researched, which there should be, but timelines and diagnosing issues will probably be until Fall 2018;

**** S. Oates requests brief pause to review the minutes above for the sake of the audio, which did not begin recording when the meeting was called to order. No objections found from board, Selectman, CEO, or attendees for the minutes above to stand as summary of what cannot be found in the audio. Audio was reinitiated to record successfully at the close of discussion for Agenda Item 2. Sub-items g & h below are found on the audio and were not put on the table until the close of the meeting after items 3 & 4 were covered.****

- g. After conclusion of "Other" business below, D. Drake requests to put the CUP back on the table; Please refer to audio for the precise details of the discussion that followed:** many details were shared that have been previously discussed, i.e., plumbing permits, electric work, debate about his previously issued CUP and whether it is expired currently or not (CEO & Selectman Candage believe it is expired; D. Drake's Legal Representative, Mr. Dubois believes he has shown substantial investment towards starting business and that his CUP is still in good standing);
- h. Please refer to the audio for the concerns expressed per S. Oates covering the processes being used in what feel like discriminatory manors to prevent D. Drake from living and conducting business here.**

3. Ongoing Business: Comprehensive Plan

- a. N. Harding**, What are the plans to work with the comprehensive plan? **Response, K. Printy**, D. Perkins and she had put in initial leg work to make the public aware and to survey about impending reviews, and it was decided that several committees would be needed;
- b. C. Candage**, PanAtlantic Consultants out of Portland has helped previously with comprehensive planning and is priced reasonably; **Response, K. Printy**, Researched to find they are still in Portland and open daily 9a-5p; **E. Bergstrom**, Did the town have funds for their support? **Response, C. Candage**, It was included in a grant;
- c. Comprehensive Plans to be updated every 5 years, last committee to do so started in 1991;**
- d. Discussion:** How to survey and receive productive feedback from the town; previous efforts were door-to-door, hand-to-hand with a mail-in or Town Office drop off option for response; many options available, *YWSG, Town Meeting, and the afore mentioned* as well to notify and solicit support from towns people;
- e. E. Bergstrom**, Please refer to the Cornish Comprehensive Plan- Public Opinion Survey which Eve reviewed for additions/revisions/updates, to include:
 - i. D. Perkins**, Year-round or seasonal resident?
 - ii. N. Harding, K. Little**, How many children per household and what age?
 - iii. D. Perkins**, Ask about Cell Towers? Solar? Wind? **N. Harding**, Off grid power sources?
 - iv. E. Bergstrom**, Septic System updates? Expansion? Water system?
 - v. C. Candage**, Cow manure & compound from farms? *In reference to the "sludge" section of the document being reviewed and also per current sewer system concerns;*
 - vi. N. Harding**, Specify historic district in the questions asking of such due to the fact that there are three in Cornish;
 - vii. C. Candage**, Town Manager? Five Selectmen?
 - viii. D. Perkins**, Parking? Recreation (parks, trails, etc.)? Community Center?
 - ix. Response, K. Printy**, there is a section in the support of how to update a comprehensive plan that we will be using that addresses all of these;
- f. K. Printy** will call the afore mentioned organization to inquire of support in updating the comprehensive plan, and she will find the survey document to email out again to the board for review; **The whole board** is requested to review the manual previously provided; **Chairperson Larson** will need time to review the additions due to her absence;

4. Other:

- a. Updates to Town Hall: N. Harding**, Is there something that will be put in to record the town meetings (equipment, online or broadcast access, etc.)? We could take back some of the funds given to the schools for cable, and invest in appropriate equipment to record; Will the lighting be

improved if meetings will still be on the main floor? **Response, C. Candage**, the lighting may still be an issue;

Public Comment:

2c, S. Smith: Sewer District employee for 20+ years requests less water usage from town in general and shutting off the public restrooms to help support the research and repairs;

2c, K. Little, We said something about \$20000 for the inspections, is there a possibility to receive funds to help with just the inspections? **Response, C. Candage,** He did ask if there could be any incrementally provided funds, and there cannot be;

General, K. Little, Lots of mentions of details and items needed being filed and/or lost, he highly suggests finding a way to file everything electronically so that more accessible and manageable searches can be made, this is definitely something that should be designed into a 10-year plan;

Response, C. Candage, Believes much will be addressed with the updates of the Town Office;

Response, D. Perkins, Believes that there are many college interns that could assist with filing, possibly calling Senators to find those who can help; **N. Harding,** Believes the Mormons may even help to file as a part of their local town support;

3e, K. Little, Per the question of "unsightly property", does the town want to put itself into the position to define this, and be responsible for it?

Communications Received/Sent:

- Hartford Mini-Subdivision CUP Approval Letter Mailed

Agenda Items for Next Meeting: *Business Meeting – Monday, October 2, 6:30 PM

- Approve minutes of the Workshop Meeting, September 18, 2017.
- **Ongoing Business:** D. Drake, 22 Main St.
- **Ongoing Business:** Comprehensive Plan
- **Other:**

Adjourn: Please refer to audio for precise time. Approximately 8pm.