

Town of Cornish  
**PLANNING BOARD**

17 Maple Street  
Cornish, Maine 04020

Telephone: 207.625.4324 Fax: 207.625.4416

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**Monday, September 19, 2016**  
**WORKSHOP MEETING MINUTES (Approved 10/3/16)**

**In Attendance:** John Morrissey, Norm Harding, Ken Hall, Bill Hoxie, Eve Bergstrom, Jessica Larson, Kim Printy

**Absent:** None

**Guests:** Wes Sunderland, CEO; Diann W. Perkins, Shahong Jiang, Bill Call, Mark Call, Les MacMaster

**Call Meeting to Order:** 6:31 PM by John Morrissey

**New Business:**

1. **Informal Hearing:** Mark or Bill Call will discuss plans to add a storage building behind the existing complex at 200 Maple St. (R-01/016A).
  - a. Bill Call described the need to replace the containers that are currently used by replacing them with a new storage facility of approximately 3,000 sq. ft. The new storage will be shared with Sanel Auto Parts and will result in a more efficient and attractive system. Plans will be developed soon and they will be back for approval when they are finalized.
2. Discussions:
  - a. Finalize MM Ordinance for forwarding to Selectmen
    - i. Update definitions (LUO)
      1. Definition of a club: An association or organization dedicated to a certain interest or activity.
      2. Definition of a social club: A group of people or the place where they meet, generally formed around a common interest, occupation, or activity.
      3. Such clubs and/or social clubs are welcome within the Town of Cornish, however, are prohibited from the districts of the Village Center and the Historic District.
    - ii. Les MacMaster presented Version 1.3 for discussion and review.
      - i. Kim Printy presented a review by Matthew Dubois, Esq., of Dubois Law.
        1. He stated that the document "... is largely comprehensive and provides a legal framework that is consistent with the Act, and doesn't impose too many onerous requirements on patients, caregivers, or dispensaries."
        2. A few suggestions regarding the "Approval Process", "Performance Standards", and "authority", were incorporated into the Ordinance.
      - ii. Les will edit the final version (1.4) and send it to Bill and Selectmen. Bill will forward version 1.4 to all Planning Board members for their approval and notify the Selectmen that the ordinance is ready for a hearing. (Note: Bill received Version 1.4 on 9/20/16. All members approved, and Bill notified the Selectmen at their meeting on 9/21/16. The Selectmen set the date of the informational hearing as October 19<sup>th</sup> and the formal hearing, and Special Town Meeting to adopt the Ordinance as November 2<sup>nd</sup>. Both meetings will be at Pike Hall at 6:00 PM.
      - iii. The above definitions of "Club" and "Social club" were approved to be added to Appendix A of the Cornish Land Use Ordinance.
    - b. Les MacMaster presented Version 1.3 for discussion and review.
      - i. Kim Printy presented a review by Matthew Dubois, Esq., of Dubois Law.
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      - iii. The above definitions of "Club" and "Social club" were approved to be added to Appendix A of the Cornish Land Use Ordinance.
    - c. Shahong Jiang was present to request to establish a conditional use permit for all rental spaces available at the Stoneridge Plaza.
      - i. Rental spaces are available for: (1) Retail store sales; (2) Commercial Services; (3) Combination of both sales & services.
      - ii. When new tenants occupy a store rental area, that tenant does not need to apply for a conditional use permit.
      - iii. However, the tenant must appear before the Cornish Planning Board at a scheduled "workshop session" and present a statement describing what the new business intends to operate.
      - iv. At that workshop session, the Planning Board may require, delete, or change and add to the operational description presented. The objective is to achieve a retail or commercial operation as a favorable establishment that represents the community of Cornish.
      - v. The Planning Board will address this item at the October 3, 2016 Business Meeting.
  3. Approve minutes of the Business Meeting, September 12, 2016.
  - a. Eve Bergstrom: Motion to approve as presented; Ken Hall: Seconded. Voted unanimously.
  4. Other: None

**Unfinished Business:** None

**Communications Received/Sent:** None

**Agenda Items for Next Meeting: Business Meeting – Monday, October 3, 2016 @ 6:30 PM.**

1. Shahong Jiang: Stoneridge Plaza "Blanket" conditional use permit.
2. Approve Minutes of the September 19, 2016 Workshop Meeting.
3. Other:

**Adjourn:** 8:35 PM

Respectfully Submitted:

*W Hoxie*

William Hoxie, Planning Board Secretary