

Town of Cornish
PLANNING BOARD
17 Maple Street
Cornish, Maine 04020
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PUBLIC HEARING MINUTES

Thursday, May 6, 2010

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

TIME: 6:30 PM

LOPEZ PROPERTIES LLC – Mark Lopez: Site Plan Review for 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.

All Planning Board Members in Attendance.

Chair Sherman opened the Public Hearing at 6:35 PM with the following statements:

- This public hearing is a standalone meeting for a better depth of understanding for the proposal by both the Planning Board and the community.
- Sebago Technics has been funded by the applicants and will be brought on board after this meeting.
- His understanding that at the end of the last meeting with the major issue had been the Exterior view of the building. Chair Sherman then turned the floor over to Engineer Chris Berry.

Mr. Berry explained he would first show a new rendition and answer questions from the Board and public. Speaking of Sebago Technics Mr. Berry said that construction can take between 90 and 120 Days; however, once the peer review is complete he will be able to talk through the actual construction schedule. Mr. Berry then asked the Planning Board if they were ok with direct communication between himself and Sebago Technics = all members ok'd his request.

Mr. Berry began the question and answer period by showing the newest rendition of the proposed Family Dollar Store; roof slopes to rear, front windows are “broken up” with the installation of mullions and clapboard vinyl siding with “stone” veneer below.

Planning Board approved at June 21, 2010 meeting.

Date Printed: Wednesday, July 14, 2010

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- Meredith Harding: Thanked Mr. Berry for his presentation then said the new rendition looks more like a shopping center than a colonial look; that she understands today's economics but Cornish will have this building for the long term thinking a wooden building would "fit" the community better. She asked if Mr. Lopez "did" the new Family Dollar Store in Ossipee. Mr. Lopez replied he had no connection to that store. She then mentioned she thought there was too much glass window out front.
- Chair Sherman asked how tall the outdoor light poles were going to be. Answer: 14 ½ feet. Mr. Berry explained the lights would be on a timer, some would shut off at closing (8:00 PM) and perimeter lights would turn off after employees leave (usually by 9:00 PM). There will be motion sensor lights close to the building and out back for safety concerns.
- Chair Sherman asked what the difference was in the height of the building, front to back. Answer: 4 feet; a four foot slope from front to rear. A long discussion ensued on the pitch of the roof and the windows.
- Mr. Lopez explained they did a demographic study of the area and it is The Family Dollar Store's hope to be in Cornish at least thirty (30) years.
- Chair Sherman asked how many folks they thought would be employed and how will they get hired. Answer: They believe that after the first months there will be seven (7) full time employees and it is the intent of the Family Dollar Store to hold a Job Fair two (2) weeks prior to opening. Question: Will local contractors be utilized? Answer: Yes, there will be a mix of seasoned Dollar Store contractors along with local contractors.
- Linda Griffin of the Cornish Historical Society asked about green space around the property. Mr. Berry explained D.O.T. regulations for the front on Route 25 and also told adding plantings around the sides. Dimensions were discussed. She asked for brick sidewalks and was told it was too expensive. Asked the purpose of the cupola's – for ventilation. Asked about the types of siding – there will be architectural shingles on the front with steel in the rear.
- Eric Martin, who lives across the street (Route 25) remarked he wanted to know about traffic flow" and about the past driveways vs. where the new ones would be. Mr. Berry replied they had specific area for driveways that would help the flow of traffic more than in the past. Mr. Berry referred to one of the site plans that detailed the location of proposed driveways with the green space between the store and Rte. 25 also showing parking spaces and proposed truck delivery flow. Mr. Martin asked what type of business would be in the other side of the building. Mr. Lopez explained it would be a retail business. Mr. Martin wanted to

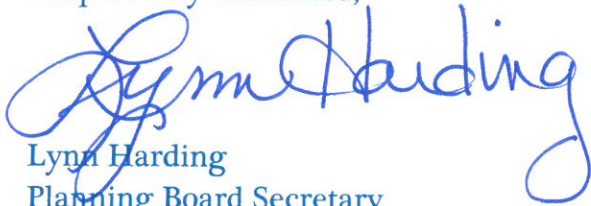
understand the lighting as it would effect him. Mr. Berry explained the brightness to the center of the road is Zero (0) foot candles. What about the sidewalk out front? As of now it will stay.

- Ken Hall suggested the building have a more Victorian appearance for compatibility within the neighborhood.
- Sheriff Maurice Ouellette asked about the egress in rear of building. He was told there would be lighting out back at all times. Will they secure back with traffic camera's? Mr. Berry replied "No" didn't believe necessary at this time. He explained the Fire Dept. asked there be "No Parking" signs posted in rear.
- Diann Perkins remarked she still has some concerns regarding the historical character of the building.

Chair Sherman asked Mr. Lopez and Mr. Berry if they would be in attendance at the May 17th Planning Board meeting. Mr. Lopez remarked that it will depend on Sebago Technics.

Chair Sherman closed the Public Hearing at 7:44 PM

Respectfully submitted,



Lynn Harding
Planning Board Secretary