 Town of Cornish

**PLANNING BOARD**

17 Maple Street

Cornish, Maine 04020

Telephone: 207.625.4324 Fax: 207.625.4416 E-mail: planningboard@cornishme.com

Monday, February 17, 2020

WORKSOP MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:28 p.m.

Present: Jessica Larson, Erica Craig, Angel Eastman, Ken Hall, Sandra Watts, Code Enforcement Officer Wes Sunderland, Recorder Desirae Lyle.

Absent: Eve Bergstrom, Nancy Perkins

Guests Present: John Watts, Frank Baxter and Lorraine, Alan Metcalf, Dalyn Houser and \_\_\_\_of SRCC,

**New Business:**

1. **Pre-Application Meeting – Frank Baxter – 48 Maple St – U02, 041**

The Board members introduced themselves to the applicants.

Erica Craig read aloud the Home Occupation definition *: An occupation or profession which is carried on in no more than five-hundred (500) square feet or twenty-five percent (25%) of the floor area of a detached, single-family dwelling unit by the full-time permanent occupants of the dwelling and no more than two (2) non-occupant employees on site at any time, which is clearly incidental and secondary to the use of the dwelling for residential purposes and which does not change that character of the neighborhood. The term “home occupation” shall include both professional and personal services.*

Mr. Baxter will be selling small retail items relating to Piano World as well as offering piano lessons and playing for anyone who might stop in to see him. He will be using the front two (2) room of his house.

Desirae read aloud Article II Section 8(E)(6): *The sale of products not wholly crafted, assembled, or substantially altered on the premises, may be permitted by the Planning Board. Also the sale of items ordered off the premises by customers and items which are accessory and incidental to a service provided on the premises may be allowed by the Planning Board.*

Mr. Baxter will not be selling pianos, although he can tune them as is willing to help customers find the right piano. Angel Eastman asked how many parking spaces Mr. Baxter has for customers. Mr. Baxter feels that the paved part of his driveway can hold six (6) vehicles. He doesn’t anticipate six customers all at one time. Jess asked about his hours of operation, he would like it to be when the signs is out he’s open. Ken Hall mentioned that there are no parking rules for the Historic District, and Mr. Baxter does not need to be ADA compliant although Mr. Baxter would like to try to be as ADA compliant as possible.

Angel Eastman read aloud Article II Section 1(B): *The uses of the buildings and the setbacks are controlled by the underlying district. This District, while protecting the historic character of the Village, recognizes the need to make these buildings economically sustainable by allowing mixed uses, permitting full use of all floor space, waiving density requirements and allowing alternative off-site parking arrangements, as long as they are nearby.*

Jess Larson explained that since this is a workshop meeting the Board cannot vote on this at this time. Mr. Baxter is describing a Home Occupation and would need to apply for a permit through CEO Wes Sunderland as well as registering his business with the town. Mr. Baxter explained that he plans to have customer’s park on his property. Mr. Baxter has talked to Brent Anderson who owns the garage next door as well as Steve Smith and he has permission to park in that parking lot if necessary. The Board will vote on this at the next business meeting which is Monday, March 2, 2020.

1. **Pre-Application Meeting – Alan Metcalf – 218 Maple St – R01, 016B**

Alan Metcalf explained that there used to be four (4) shed behind the store. Two (2) of the buildings have already been removed and a third came down this winter. He would like to build a three (3) sided building 20 foot by 150 foot for storage in the same place as the one that fell down this winter. Mr. Metcalf submitted drawings of where the barns were and where he would like to put the new one.

The square footage of the buildings on Mr. Metcalf’s property was discussed as well as impervious area. Mr. Metcalf will be using this three sided building for storage of products that he currently has on his property. Erica Craig read aloud the Building definition: *Any three (3) dimensional enclosure using any building materials or any space, for any use or occupancy, temporary or permanent, including swimming pools, foundations or piling in the ground, and all parts of any kind of structure above ground including decks, railings, dormers, and stairs, and excluding sidewalks, fences, driveways, parking lots, and field or garden walls or embankment retaining walls.*

Jess will check with Wes but Mr. Metcalf shouldn’t need a Conditional Use Permit because he is replacing a structure, not building a new structure. The Board will vote on this agenda item at the next business meeting on March 2, 2020

1. **Saco River Corridor Commission**

Dalyn Houser and Laura Turner presented the SRCC website to the Board and the different ways they can view the setbacks on the maps. This will be a useful tool in the future. Any work or projects done within the SRCC setbacks will need to go before them before they can be approved by the Planning Board.

1. **Solar Energy System Ordinance – Review Comments**

The Board received correspondence from Maine Municipal Association that will be included with the Solar Energy Systems Ordinance documentation. There will be a public informational meeting on Wednesday, April1, 2020 from 6:00 pm to 6:30 pm with a public hearing immediately following. The Board agreed to hold off discussing this agenda item any further until the next meeting.

1. **Land Use Ordinance Review – Continued**

The Board agreed to hold off discussing this agenda item until the next meeting.

**Adjournment**

Angel Eastman made a motion to adjourn the workshop meeting at 7:51 p.m. It was seconded by Ken Hall. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle

CPB Secretary