 Town of Cornish

**PLANNING BOARD**

17 Maple Street

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Monday, March 2, 2020

BUSINESS MEETING MINUTES

**Call to Order**

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

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

Guests Present: John Watts, Diann Perkins, Jason and Jillinda Buddemeyer, Frank Baxter and Lorraine, Amy Beth Brandt-Lucarelli, Nicolette Janelle, Anthony Lucarelli, Alan Metcalf

**New Business:**

1. **Additions to the Agenda**
2. Approve minutes from the February 3, 2020 business meeting.
3. Pre-application – Jason Buddemeyer – 20 Main St – U03, 008
4. Pre-application – Amy Beth Lucarelli – 20 Main St – U03-008
5. **Approve Minutes from** **the January 20, 2020 workshop meeting and the February 3, 2020 business meeting.**

Angel Eastman made a motion to approve the minutes from the January 20, 2020 workshop meeting and the February 3, 2020 business meeting as presented. It was seconded by Eve Bergstrom. Motion carried with all in favor.

1. **Alan Metcalf – 218 Maple St – R02,016B**

Eve Bergstrom and Nancy Perkins were absent from the last meeting when this was discussed they will not vote on this but Sandra Watts will. Jess Larson reviewed the information from the last meeting.

Erica Craig made a motion that a Conditional Use Permit is not required, but a building permit is needed from the CEO. It was seconded by Ken Hall. Motion carried with all in favor.

1. **Frank Baxter – 48 Maple St – U02, 041**

Eve Bergstrom and Nancy Perkins were absent from the last meeting when this was discussed they will not vote on this but Sandra Watts will. Jess Larson reviewed the information from the last meeting. Angel Eastman read aloud Article II, Section 8 (E) Home Occupations on page 64 of the original Land Use Ordinance book. Mr. Baxter is offering professional services and contracting services, through items for sale, piano tuning and as a pianist.

Angel Eastman made a motion to approve the retail sales of Piano World and its product as a Home Occupation. It was seconded by Erica Craig. Motion carried with all in favor.

Mr. Baxter will need to complete a Home Occupation Permit with the CEO and register his business with the Town Office.

1. **Pre-application – Jason Buddemeyer – 20 Main St – U03, 008**

Mr. Buddemeyer explained that he would like to rent the space behind The Inkwell (same building) and open a store for antiques and collectables. The building is already approved for retail sale so it doesn’t require a Change of Use. Mr. Buddemeyer will need to register his business with the Town Office.

1. **Pre-application – Amy Beth Lucarelli – 20 Main St – U03-008**

Mrs. Lucarelli introduced herself and her business partner Nicolette Janelle. They are looking into the space beside The Inkwell (same building) for an Herbal Apothecary. Again the building is already approved for retail sales so it doesn’t require a Change of Use. They will be carrying herbs, spices, teas, salves and creams. They are replacing a sink and some other kitchen items that had been removed from the space. They are thinking about carrying CBD topical items. They will be using the kitchen to make their products. They aren’t using any chemicals in any of the items that they will be selling they will be using natural oils. None of the creams or oils will be going into the sewer system, Mrs. Lucarelli stated that they will be composting as much as they can. Mrs. Lucarelli explained that they are thinking of being open the same hours as the other shop on the strip, Wednesday through Sunday, maybe 10:00 am to 6:00 pm. Jess Larson informed them that all signs need to go through CEO Wes Sunderland and they will need to register their business with the Town Office.

1. **Correspondence**

Nancy Perkins forwarded an email message to Jess Larson from the Department of Environmental Protection. They held a public informational meeting on Wednesday, February 26, 2020 in Fryeburg. The meeting was in regards to a Solar Energy Systems Plant. Jess and Nancy did attend the meeting and it was a very informative meeting.

For one (1) megawatt of electricity that goes into the line it needs anywhere from four (4) to (5) acres. The way everything is set up right now the electricity goes into the transformers and directly to CMP. Solar panels are three (3) foot by six (6) foot, they weigh forty (40) to sixty (60) pounds and they are usually spaced in increments of six (6). One (1) acres of land can hold 3,100 solar panels.

Nancy Perkins asked what standards Wes will use for solar panels on house or barns. Wes Sunderland suggested adding to the ordinance or the application that the installers of the solar panels are responsible for the additional weight load to the roof. Jess will look into the MUBEC rules and see what other towns do for solar panel installation. Any project over five (5) megawatts would be considered a public utility.

1. **Solar Power Discussion**

There was an email from Jon Bailey regarding the Solar Energy Systems Ordinance. A copy of the email will be included with these minutes.

The Board discussed finding out what the materials for all components of the solar farms are made of. There will be a Public Hearing with a Special Town Meeting to follow on April 1, 2020 for the Solar Energy Systems Ordinance.

1. **Land Use Ordinance Discussion**

Abby Sherwin, of Southern Maine Planning and Development Commission, has sent a complete update to the Land Use Ordinance, the questions from the Board will still need to be addressed. The Board agreed to dedicate the next workshop meeting on Monday, March 23, 2020 to discussing the book.

**Adjournment**

Angel Eastman made a motion to adjourn the business meeting at 7:41 p.m. It was seconded by Eve Bergstrom. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle

CPB Secretary