 Town of Cornish

 **PLANNING BOARD**

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Monday, July 20, 2020

WORKSHOP MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:30 p.m.

Present: Jessica Larson, Eve Bergstrom, Erica Craig, Angel Eastman, Ken Hall, Sandra Watts, Recorder Desirae Lyle.

Absent: Nancy Perkins

Guests Present: John Watts, Tracy Tufts

**Old Business:**

1. **Communication Received/Sent**
2. Jess Larson spoke with a gentleman seeking a variance and directed him to the Appeals Board.
3. The new Limerick Selectman has reached out to Jess about a Medical Marijuana Ordinance. She will pass on the information that Cornish used for our Ordinance.
4. **Pre-Application Discussion – Richard Humphrey (M. H. Humphrey & Sons) – R01-002**

Mr. and Mrs. Humphrey purchased the property as one lot in 2004. Mr. and Mrs. Humphrey stated to the Board that they have been before the Saco River Corridor Commission (SRCC) and the sketch was approved and the lots are buildable. The Board requested that Mr. and Mrs. Humphrey provide that documentation as evidence because it is important moving forward.

Jess Larson provided the Land Use Ordinance books from March 6, 1978 and August 12, 1993. Both books contain the Resource Protection District therefore the land the Humphrey’s purchased is not grandfathered in any way. The March 16, 2015 Land Use map was amended to show the newer subdivisions, the zoning remained the same.

Angel Eastman read aloud Land Use Ordinance, Appendix I. Section 16, E: Special Exceptions: *In addition to the criteria specified in Section 16(D) above, excepting structure setback requirements, the Planning Board may approve a permit for a single family residential structure in a Resource Protection District provided that the applicant demonstrates that all of the following conditions are met: (1) There is no location on the property, other than a location within the Resource Protection District, where the structure can be built. (2) The lot on which the structure is proposed is undeveloped and was established and recorded in the registry of deeds of the county in which the lot is located before the adoption of the Resource Protection District. (3) All proposed buildings, sewage disposal systems and other improvements are: (a) Located on natural ground slopes of less than 20%; and (b) Located outside the floodway of the 100-year flood-plain along rivers and artificially formed great ponds along rivers, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps; all buildings, including basements, are elevated at least one foot above the 100-year flood-plain elevation; and the development is otherwise in compliance with any applicable municipal flood-plain ordinance. If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be 1/2 the width of the 100-year flood-plain. (4) The total ground-floor area, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance. (5) All structures, except functionally water-dependent structures, are set back from the normal high-water line of a water body, tributary stream or upland edge of a wetland to the greatest practical extent, but not less than 75 feet, horizontal distance. In determining the greatest practical extent, the Planning Board shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the flood-plain, and its proximity to moderate-value and high-value wetlands.*

Mr. & Mrs. Humphrey’s lot is buildable, but a subdivision of three or more lots at once is not permissible in the Resource Protection District.

**Adjournment**

Jess Larson made a motion to adjourn the business meeting at 6:55 p.m. It was seconded by Angel Eastman. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle

CPB Secretary