**TOWN OF CORNISH**

**PLANNING BOARD**

**BUSINESS MEETING MINUTES**

**Monday, January 3, 2022**

**6:30 PM**

**TOWN OFFICE BUILDING**

1. **Call to Order**

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

Present: Jessica Larson, Eve Bergstrom, Angel Eastman, Bob Plourde (Alternate), Recorder Desirae Lyle.

Absent: Erica Craig, Ken Hall, Nancy Perkins (Alternate),

Guests: None

1. **Adjustments/Additions to the Agenda:** 
   1. Addition: Discussion of Rite Aid/Walgreens Map/Plan
2. **Miscellaneous**

None at this time.

1. **Communications Received/Sent**
   1. The Conditional Use Permit Letter was sent to Mr. Anastasiadis.
   2. Bob Plourde will be appointed to a regular member to fill Erica Craig’s position at the next Selectmen’s meeting.
   3. Adam Craig is interested in becoming a member of the Board.
   4. An Email was received from the Sacopee Valley Health Center (SVHC) regarding a walk-in clinic at the Call’s Plaza. A blanket Condition Use Permit was approved for Call’s Plaza in 2016, but it is not in the applicant’s folder. Desirae Lyle will draft a new letter and send it out to the Board to review. The Board asked Desirae to reach out to Mark Call and explain that a blanket conditional use permit letter will be sent to him as soon as possible.
   5. An updated draft of the Land Use Ordinances (LUO) has been received from Abby Sherwin of Southern Maine Planning and Development Commission (SMPDC). Desirae will send the draft to the Town Office to be posted on the website.
2. **Review of Minutes**

There are none available at this time.

1. **Old Business**
2. **Land Use Ordinance Review**

The Board discussed holding two information meetings for the LUO updates at the December 20, 2021 workshop.

Eve Bergstrom made a motion to hold a public information meeting at the February 21, 2022 6:30 p.m. Planning Board workshop meeting and on Saturday, March 19, 2022 at 10:00 a.m. Angel Eastman seconded the motion. Motion carried with all in favor.

1. **New Business**
   1. **Rite Aid/Walgreens Discussion**

The Board of Selectmen (BoS) have asked to Planning Board to review what may be require for this project. The BoS is working to purchase the property between Walgreens and Sophia’s Restaurant for a bypass from South Hiram Road to Route 25 (Maple Street).

The Board reviewed the original conditional use permit for Rite Aid and the ordinances. Even with the land purchased from them, Rite Aid will still be in compliance with the original approval and Cornish ordinances. The Board determined that there is a detention basin on the property to be purchased and there may need to be an easement for the maintenance, etc. The Board asked Desirae to send an email to the BoS with the information about the basin and suggest that they reach out to Maine Department of Environmental Protection (MEDOT).

Jess Larson took a pic of the original project map so that there is a digital record for the Board to review as needed.

1. **Miscellaneous** 
   1. Desirae Lyle asked how the Board would like to advertise the public informational meetings. The Board determined that each meeting should be advertised twice.

Angel Eastman made a motion to advertise each public information meeting twice. Eve Bergstrom seconded the motion. Motion carried with all in favor.

* 1. Jess Larson noted that the Sewer Bylaws need to be removed from the Land Use Ordinances, the date adopted needs to be attached and they should be posted on the website as a separate section.
  2. Eve Bergstrom noted that there has been no word from John E. O’Donnell and Associates regarding the zoning map revisions.

1. **Public Comment**

There were no members of the public present.

1. **Agenda Items for Next Meeting:** **Business– Monday, February 7, 2022 @ 6:30 PM**

None at this time.

1. **Adjournment**

Eve Bergstrom made a motion to adjourn the business meeting at 7:25 p.m. Angel Eastman seconded the motion. Motion carried with all in favor.

**Respectfully Submitted,**

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**Desirae Lyle**

**CPB Secretary**

**Approved at the June 6, 2022 Meeting**