**TOWN OF CORNISH**

**PLANNING BOARD**

**BUSINESS MEETING MINUTES**

**Monday, March 7, 2022**

**6:30 PM**

**TOWN OFFICE BUILDING**

1. **Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:31 p.m.

Present: Jessica Larson, Eve Bergstrom, Angel Eastman, Nancy Perkins (Alternate), Adam Craig (Alternate), Code Enforcement Office Dan Vaillancourt, Recorder Desirae Lyle.

Absent: Ken Hall, Bob Plourde,

Guests: Carol Murphy (SVHC), Debora Pereira, James Seymour of Sebago Technics, Mike Jordan (arrived at 6:43 p.m.)

**NOTE:** Jess Larson designated Nancy Perkins as a voting member.

1. **Adjustments/Additions to the Agenda**
2. **Pre-application – Subdivision Review – Michael Jordan – Old High Rd – Map R01, Lot 029B**

This will be added to New Business.

1. **Communications Received/Sent**
   1. Abbie Sherwin has sent an updated ordinance for the corrections found at the February 21, 2022 public informational meeting. The draft has been printed for the members as well as uploaded to the website.
2. **Review of Minutes**

**(October, 4, 2021 BM, October 18, 2021 WS, November 1, 2021 BM, November 15, 2021 WS)**

Eve Bergstrom made a motion to approve the minutes with amendments to the November 1, 2021 and November 15, 2021 minutes. Angel Eastman seconded the motion. Motion carried with all in favor. Eve will send the changes to Desirae.

1. **Old Business**

None

1. **New Business**
2. **Carol Murphy, CEO Sacopee Valley Health Center – Proposed Walk-In Clinic at Call’s Plaza – Map R01, Lot 016A**

Carol Murphy introduced herself. SVHC used the space in the Call’s Plaza as a walk-in for Covid-19 vaccinations and would like to use is as a full-time walk-in clinic. Ms. Murphy stated that this location would be a little more accessible. She is proposing operating hours of 8:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to either 4:00 p.m. or 5:00 p.m. on Saturdays.

The Call’s Plaza has an approved blanket Conditional Use Permit (CUP), this means that new tenants do not need to apply for a CUP, but need to come before the Board and describe the proposed project. Ms. Murphy noted that the lease has been signed and they are meeting with an architect soon. She hopes to have the clinic up and running in two to three months.

1. **Pre-application – Subdivision Review – Michael Jordan – Old High Rd – Map R01, Lot 029B**

Jess Larson noted that this is an amendment to the previous preapplication meeting the Board held with Mr. Jordan on October 18, 2021. Mr. Seymour introduced himself and explained the project. Mr. Jordan is proposing a twelve (12) lot subdivision on 45 acres. Jess explained that the fees would change since Mr. Jordan is adding more lots and the project is changing from a minor subdivision to a major subdivision. The $150.00 application fee will need to be paid prior to the Board discussion of the application, the fees for the subdivision will need to be paid if/when the project is approved.

The grade of the road was discussed. This will need to be approved by Road Commissioner Robert Sturgeon, prior to the applicant coming back to the Board. The drainage will need to be discussed with Mr. Sturgeon as well. Mr. Seymour would like a waiver to have a ten percent (10%) grade to the road. Dan Vaillancourt noted that Mr. Sturgeon would ask that the length of road with the ten percent (10%) grade be paved. Dan will set up a meeting with the applicant, engineer and Mr. Sturgeon. A fire pond with a dry hydrant was also discussed, this could double as a drainage pond, Mr. Jordan or Mr. Seymour should reach out to the fire department. Mrs. Pereira asked how the land disturbance could impact her land and well and other abutters on and across Old High Road. Mr. Seymour noted that he hopes to have minimal disturbance to abutters.

Angel Eastman had no questions for the applicant. Nancy Perkins noted that the land is very wet by the road (Old High Road). Mr. Seymour stated that test pits will be done to determine the wettest parts. Adam Craig had no questions for the applicant. This is not the final plan and the road into the subdivision may be shifted. Mr. Jordan and Mr. Seymour will meet with Dan and Mr. Sturgeon and submit a

1. **Miscellaneous** 
   1. LD 2003 – Tiny Homes. There was a hearing today at 10:00 a.m. This will need to be watched and addressed if passed.
   2. Call’s Blanket Conditional Use Permit Letter. Jess Larson has researched this.

Jess Larson made a motion to send the updated letter. Angel Eastman seconded the motion. Motion carried with all in favor.

* 1. Cornish Drive-In Storage, Inc – James Carr, Owner – 233 Main Street – Map R02, Lot 077 – Additional Storage Building. Jess Larson asked that this be added to the April 18, 2022 workshop agenda. Mr. Carr has the site plan review application to complete.

1. **Public Comment**

Debora Pereira asked if she could get a copy of Mike Jordan’s plan and also asked how she can keep up to date on if Mr. Jordan is on the agenda.

1. **Agenda Items for Next Meeting:** **Business– Monday, April 4, 2022, 2022 @ 6:30 PM**
2. **Reminder: No Workshop Meeting in March due to Annual Town Meeting**
3. **Reminder: Public Informational Saturday, March 19, 2022 @ 10:00 a.m.**
4. **Adjournment**

Eve Bergstrom made a motion to adjourn the business meeting at 7:33 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**