**TOWN OF CORNISH**

**PLANNING BOARD**

**WORKSHOP MEETING MINUTES**

**Monday, April 18, 2022**

**6:30 PM**

**TOWN OFFICE BUILDING**

1. **Call to Order**

Chairman Les MacMaster called the meeting to order at 6:28 p.m.

Present: Eve Bergstrom, Angel Eastman, Ken Hall, Les MacMaster, Bob Plourde Nancy Perkins (Alternate), Adam Craig (Alternate), Code Enforcement Officer Dan Vaillancourt, Recorder Desirae Lyle.

Guests: Cliff Whitney (arrived at 6:45 p.m.), James Carr (arrived at 6:45 p.m.)

1. **Communications Received/Sent**
2. MMA (Maine Municipal Association) is holding a workshop in Bangor for Planning/Zoning Board of Appeals.
3. Les MacMaster handed out copies of the 2022 Land Use Ordinances.
4. Les MacMaster mentioned that he had sent an email to MMA about sending more that one (1) abutter notice to a person that owns multiple properties. Desirae Lyle was able to answer the question that only one (1) notice needs to be sent to an abutter even if they own multiple properties abutting a project.
5. Nancy Perkins mention LD 2003 and that the Board needs to keep an eye on this if or when it passes.
6. **Old Business**
7. **Cliff Whitney – Mill Pond Discussion**

Mr. Whitney has approached the Saco River Corridor Commission (SRCC)and has a letter from them. Les MacMaster explained that this is not a Planning Board issue. Les noted that the only way he knows of that the Town would pay to clean it up is a warrant article that would need to go to a Town meeting. Les also noted that this is in the Shoreland Zone and would need a DEP (Department of Environmental Protection) permit to empty the pond.

1. **New Business**
2. **Site Plan Review Application– Cornish Drive-In Storage, Inc – James Carr, Owner – 233 Main Street – Map R02, Lot 077 – Additional Storage Building**

The property is in the Commercial District and Aquifer Protection overlay.

Nancy Perkins asked about the testing requirements from the original Conditional Use Permit (CUP). Les MacMaster noted that the original CUP requests that Mr. Carr test the water every six (6) months. The Board asked that Mr. Carr speak to the Cornish Water District to find out what he should be testing the water for and produce a copy of the written test results to the Board.

Mr. Carr will be added to the May 16, 2022 workshop meeting agenda.

The Board reviewed the process of the site plan review. Desirae Lyle helped address the process. The site plan review application needs to be submitted at least ten (10) prior to a business meeting and needs to be accepted as complete at a business meeting. A site walk and public hearing will then need to be scheduled. Site walks have historically been scheduled on the same Monday as the public hearing. Once these have been scheduled abutter notices need to be mailed and an advertisement needs to be submitted to YWSG (Your Weekly Shopping Guide).

1. **Miscellaneous**
2. Eve Bergstrom noted that she will be reaching out to John O’Donnell and Associates again to discuss updating the zoning maps.
3. Nancy Perkins suggested that the Board look at LD 2003 and have a discussion about it at the next meeting.
4. **Public Comment**

Mr. Whitney and Mr. Carr left the meeting after their agenda item was discussed leaving no members of the public present.

1. **Agenda Items for Next Meeting:** **Business – Monday, May 2, 2022 @ 6:30 PM**
2. **LD 2003 Discussion**
3. **Adjournment**

Angel Eastman made a motion to adjourn at 7:22 p.m. Eve Bergstrom 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**