

Town of Cornish
PLANNING BOARD
17 Maple Street
Cornish, Maine 04020
Telephone: 207.625.4324 Fax: 207.625.4416
Monday, May 1, 2017

BUSINESS MEETING MINUTES

Attending: X Jessica Larson; X Ken Hall; Norm Harding; X Eve Bergstrom; X Kim Printy; X Shelby Oates X*Wes Sunderland *

Guests: Ken Little, Tiffany Parent, Diann Perkins, Yassar + family, J. Landry, Steve Sterns

Call Meeting to Order: 6.30 PM by J. Larson

Unfinished Business: None

New Business:

Agenda Items:

1. **Approve minutes** of the Workshop Meeting, April 17, 2017. **Approved.**
2. **Pre-Application Meeting:** Steve Sterns/Pinkham and Greer, Gravel Pit, Old Limington Rd., Map R3 Lot 23, Owner Wadsworth
 - a. Upgrade and 5-acre reclamation plan; all surrounding land owned by Wadsworth;
 - b. Last work completed through two various companies, 2008 and 2009; Pinkham and Greer using geotechnical information gathered in 2008;
 - c. 1/3 of a mile from the Limington town line; uncertain if it is a private or public road;
 - d. Trucking routes/traffic projections/pit access needed due to weight (especially on High Rd.), resource protection area, and Aquifer system; CEO adds that issues will most likely be seasonal (i.e., spring thaw concerns) and suggests using Douglas Rd.;
 - e. Discuss with Limington town officials; state road should hold the traffic and be cleared to do so;
 - f. Minimal abutters and no blasting;
 - g. Site Walk and Review needed with the start of the CUP application;
3. **Construction Oversight:** J. Landry/Yassar/Mason's, Review Initiation for Structure Replacement
 - a. New building proposed; 6 current pumps + 2 during construction w/ one diesel;
 - b. Actually reducing square footage; approximately 1.97 acres currently;
 - c. Flat land site, so assuming no impact to storm water and wetlands protection;
 - d. Request state contact for tank movement and proposed traffic;
 - e. Proposed set-back is currently 60 ft., but will most likely move back further to accommodate parking and extra pumps; curbs will be added;
 - f. Building must be set back from Rte. 25, 100 feet from center of road, side set back of 20 feet and rear at 25 feet with buffers needed per the land ordinance;
 - g. Drive-thru proposed on the rear of the new building also behind the redemption center (not visible from the front), which is not supported through town Comprehensive Plan; specific board and Selectmen approval needed via CUP application and would need a State Approved Driveway Permit to include this in the plans keeping in mind exiting plans during peak hours;
4. **Site Walk Reminder:** Cornish Gun Club, May 11, 12:00p, Social Club CUP application process;
5. **Ongoing Review:** Comprehensive Plan
6. **Ongoing Review:** Adult-Use/Recreational Marijuana Citizen Advisory Committee. **No current update.**
7. **Other:**
 - a. **Recreational Marijuana Retail Research:** Seeking Waterboro model for 5-question ballot;

Public Comment:

2. Concern of proximity, access, effect on Aquifer and/or Resource Protected areas.
3. Suggestion to consider volume of outside storage for redemption center.
3. Drive-thru concern; see details itemized above.

Communications Received/Sent:

- Email correspondence per the Recreational Marijuana Citizen Advisory Committee (received/sent)
- YWSG Ads to promote upcoming May Adult Use/Recreational Marijuana Citizen Advisory Committee Meeting
- YWSG Ad and Portland Press Ad Placed: Site Walk and Review, Cornish Gun Club, Social Club Permit Application Process, M. Humphrey

Agenda Items for Next Meeting: *Workshop Meeting – Monday, May 15, 6:30 PM

- Approve minutes of the Business Meeting, May 1, 2017.
- Site Review: Gub Club/M. Humphrey + Public Comments
- CUP Application Review: Gravel Pit/Wadsworth
- Land Purchase: Proximity to Aquifer Protection/Debbie Furlong/Joe Berry Rd.
- **Ongoing Review:** Comprehensive Plan
- **Ongoing Review:** Recreational Marijuana Citizen Advisory Committee
- **Other:**

Adjourn: 7:48 PM