

Town of Cornish
PLANNING BOARD

17 Maple Street

Cornish, Maine 04020

Telephone: 207.625.4324 Fax: 207.625.4416

Monday, June 5, 2017

BUSINESS MEETING MINUTES

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

Guests: Sam Park, Tiffany Parent, Debra Furlong, Mr. and Mrs. Palmer (abutters to Gun Club), Mrs. Palmer (abutter/concerned citizen for Gun Club), Les MacMaster

Call Meeting to Order: 6:33 PM by **J. Larson**

Unfinished Business: None

New Business:

Agenda Items:

1. **Approve Minutes** from Workshop Meeting, Monday, May 15 **Approved**
2. **Continued Business:** Humphrey Shooting Range/Private Gun Club **Not in Attendance.**
 - a. Still awaiting response from the Saco River Commission to move forward
3. **Continued Business:** D. Furlong/Joe Berry Rd Property Purchase
 - a. **Chair and CoChair** informally reviewed site; believe it is a good site, requests restatement of plan as duplexes are allowable per Cornish ordinances with board approval;
 - b. **Plan:** 2 Duplexes on front of property, 2 lots approximately 3.5 acres, about a 10-acre total purchase; still highly suggested to provide maps as required ***Cornish Ordinance states that a 3-lot area is considered a mini-subdivision requiring a map to be posted.***
 - c. **Project launch** within the next couple of months considering purchase/permitting process;
 - d. **R8 Lot 39B** 2 wells on property; property will remain in possession of D. Furlong who is a resident of Limerick and she will rent the properties;
 - e. Plot plan requested, blueprint provided and reviewed; ideally staying as close to the road as possible; similar to Danny Day's property/project on Rte. 5;
 - f. **Concern:** trees that have already been cleared as the existing ordinance states a certain amount of canopy is to remain; cleared by seller, not purchaser;
 - g. **CEO/W. Sunderland Feedback:** Good project, high ground, floods should not be a problem, septic and wells will not be a problem due to placement, "Is a sound project."
 - h. **In response to public inquiry of why the project was presented to the board--approached planning board due to ordinance details per the aquifer, approval sought for purchase work with CEO to follow for building;**
 - i. **Tentative Approval: 4 to 1 in favor;** Secretary will draft letter by June 6th to email to pefurlong@twc.com stating board has "Approved the land use for concept of building."
 - j. Clearcutting will be considered for future projects;
4. **Continued Business:** Wadsworth Gravel Pit/Old Limington Rd
 - a. No abutters, no plans as of yet;
 - b. **Chair and CoChair** spoke with R. Sturgeon: Suggests that a new road is built with access to Rte. 25 (road does not need to be reclaimed as it is on Wadsworth property), and believes there should be no issue with the aquifer;
 - c. **Chair** spoke with Selectmen about bonding and **CEO** details that a reclamation bond would be needed for this project and this property would require approximately a \$50,000 bond (to save top soil, flatten the land, reseed, etc. all considering the truck load labor) which is low, but acceptable for this project;

- d. **CoChair Concerns/Questions with bond:** Who controls it? Who is responsible for money disbursement and distribution? **Response:** Contractor pays premium for the bond, town holds the bond, and other town officials are involved in the process (see ordinances for specific details);
5. **Other:**
- a. E. Bergstrom, S. Oates, J. Larson Enrollment in Planning Board/Board of Appeals Professional Development
 - b. Meetings to be held at the Fire Barn after June 12th
6. **Ongoing Review:** Adult-Use/Recreational MJ Citizen Advisory Committee
- a. N. Perkins and L. MacMaster are concluding the committee and endorse a vote at any time; minutes from June's meeting will be sent;
 - b. **Board Feedback Requested from Selectmen:** Should the Selectmen extend the moratorium for Adult-Use Marijuana?
 - a. Selectmen can extend without consulting town;
 - b. A moratorium is to support need for more time to develop regulations and ordinances;
 - c. **Chair** is in favor of an extension, puts it up for a vote;
 - d. **CoChair** is curious if the high school could record meetings to get the information out on a different platform to reach a wider range of people to try another angle since committee meeting attendance was low;
 - e. **Extension Approved Unanimously; Selectmen will be informed to enact;**
 - f. **Chair attending meeting on Tuesday, June 6 for information per the HIDTA;**
 - g. Two town meetings suggested at different times before vote;

Public Comment:

2. T. Palmer—Concern as to why this is being considered per Ordinance 16F for Agricultural Zones (definition of agricultural district) considering this is an agricultural zone; **Response**—per recreational plans for property a conditional use permit can be applied for to approve said plans (page 22 of ordinances);

3. T. Parent—The purchaser is not the one responsible for the tree clearing, so should not affect this decision and the board should be sure to address the issue with the seller of the property and to develop ordinances to prevent such actions in the future.

6. T. Parent—She highly suggests filing for an extension as she has spoken to many people in the town who will feel uncomfortable if the board does not extend and moves forward without a town vote;

Communications Received/Sent:

- Town Office Communication: Selectman have voted to extend Adult Use Marijuana Moratoriums and the Water Ordinance.

Agenda Items for Next Meeting: *Workshop Meeting – Monday, June 19, 6:30 PM

- Approve minutes of the Business Meeting, June 5, 2017.
- **Application Review:** Minor Subdivision, B. Harford, 105 Cumberland St.
- **Pop Up Event Review:** The Laughing Grass Inn
- **Meeting Debrief:** HIDTA
- **Town Vote:** Adult Use Marijuana Review
- **Ongoing Review:** Shooting Range/Cornish Gun Club
- **Other:**

Adjourn: _____