

SANFORD PLANNING BOARD MINUTES
MEETING April 18, 2007 – 7:30 P.M.
Town Hall Annex Third Floor Chambers

MEMBERS PRESENT: Robert Hardison, Chairman
Joseph Herlihy
Margaret Kleinrock
Gary Morse
Kelly Tarbox

MEMBERS ABSENT: William Noon, Vice Chairman (w/out notice)
Gregory Vermette (w/notice)

STAFF PRESENT: James Q. Gulnac, AICP, Planning & Development Director
Charles Andreson, P.E., AICP, Town Engineer
Michael Casserly, Assistant Engineer
Barbara Bucklin, Administrative Assistant

STAFF ABSENT: None

I. CALL TO ORDER

Chairman Hardison called the meeting to order at 7:35 P.M.

II. PUBLIC HEARING

- 1. File #44-06-S: Richard J. Bergeron, c/o Dana Libby, PLS, Corner Post Land Surveying, Inc., 2 Mill Street, Springvale, Maine.**

Chairman Hardison stated the Board has received a written request to table the application indefinitely.

John Hutchins informed the Board that the applicant has asked to table due to financial situations of this proposal.

Chairman Hardison called for a motion to table the application.

Board member Herlihy asked if tabling was appropriate since an undetermined time was given for bringing the application back before the Board.

Chairman Hardison and Staff member Gulnac stated they believed tabling was appropriate because the applicant stated he would be bringing the application back, he just didn't know how long the revisions would take.

Board member Herlihy made a motion to table the application indefinitely.

Board member Kleinrock seconded the motion.

A vote was taken, and the motion passed 5-0.

- 2. File #01-07-R: Edison School, LLP, c/o Dana Libby, PLS, Corner Post Land Surveying, Inc., 2 Mill Street, Springvale, Maine.**

Chairman Hardison called for a representative to present the project.

John Hutchins, Corner Post Land Surveying, Inc., representing the applicant gave an overview of the project.

Chairman Hardison asked if staff had any comments.

Staff member Gulnac wanted to point out in the findings of fact it was noted that there were 10 parking spaces under required amount, and the resolution included a waiver permitting a slight increase in peak discharge.

Chairman Hardison asked if any Board members had questions; no one did. He then asked if there was anything further from staff.

Staff member Casserly, Assistant Engineer, informed the Board that all engineering issues have been addressed.

Chairman Hardison asked if anyone present wished to speak against the application; there was no one. Chairman Hardison asked if anyone present wished to speak in favor of the application. Again, there was no one.

Chairman Hardison closed the public hearing and called for a motion.

Board member Herlihy made a motion that the Planning Board accept the findings of fact (see attached) and find that application file #44-06-S, Edison School, LLC, requesting final major subdivision approval of a contract zone application to construct Phases 2 & 3 of a multi-family and mixed use project has been prepared in accordance with the requirements of the Town's Zoning Ordinance and, subject to the conditions listed below, is approved:

- a. The project is subject to the terms and conditions of the Contract Zone Agreement between the applicant and the Town of Sanford;
- b. The applicant will provide two (2) copies of the subdivision mylar for signature by the Planning Board;
- c. The applicant will comply with the provisions of Article 8.3 – Final Approval and Filing;
- d. The Board grants a waiver of Article 11.15.A.1 permitting a slight increase in peak discharge;
- e. The applicant will comply with any and all code permit requirements;
- f. The applicant will coordinate any and all onsite construction with the Public Works Department;
- g. Any Certificates of Occupancy will be subject to any applicable conditions in the Contract Zone Agreement and the CEO.

Board member Tarbox seconded the motion.

A vote was taken, and the motion passed 5-0.

3. File #45-06-R: Southern Maine Commerce Center, LLC, c/o Buck Consulting Group, PO Box 1367, Camden, Maine.

Chairman Hardison informed everyone present that the applicant has requested, in writing, to table the application until May, primarily due to the fact that the DEP permit has not been formally received.

Staff member Gulnac asked, on behalf of the applicant, if it was possible to waive the work session review in May.

Chairman Hardison asked the Board if they felt the application was complete enough to just cover all issues at May's voting meeting.

The consensus of the Board was that the applicant needed to come to May's work session to address the traffic issue.

Chairman Hardison called for a motion.

Board member Herlihy made a motion to table the application to the May 2, 2007 work session.

Board member Tarbox seconded the motion.

A vote was taken, and the motion passed 5-0.

III. NEW BUSINESS

1. File #10-07-R: Stephen & Elizabeth Thayer, 240 Elm Street, Springvale, Maine.

Chairman Hardison called for a representative to present the project.

Stephen Thayer explained his proposal to the Board.

Chairman Hardison asked if staff or Board members had any questions. There were none.

Chairman Hardison called for a motion.

Board member Herlihy made a motion that the Planning Board accept the findings of fact (see attached) and find that application file #10-07-R, Thayer Developmental Application has been prepared in conformance with the requirements of the Planning Board and the Town Ordinances and authorizes the issuance of any and all applicable building permits subject to all the rules and regulations of same.

Board member Morse seconded the motion.

A vote was taken, and the motion passed 5-0.

IV. OLD BUSINESS (Item #2 was heard before Item #1)

1. File #09-06-R: Cafua Management Co., d/b/a Dunkin' Donuts, c/o Carl Beal, PE, Civil Consultants, PO Box 100, South Berwick, Maine.

Chairman Hardison called for a representative to present the application.

Carl Beal, Civil Consultants, representing the applicant, explained the changes that were done to the plan for Stiles Ave in order to accommodate the large delivery trucks while maintaining the street character of the neighborhood and complying with MDOT regulations. Mr. Beal stated the applicant was not going to widen the street to the extent first proposed, and it would be posted 'Left Turn Only' from Stiles Ave onto Main Street. Mr. Beal also stated that it would be up to the Town of Sanford to enforce the 'Left Turn Only' regulation.

Staff member Gulnac informed the Board that it was his understanding that in order for the police department to enforce the activity, it would require an amendment to the traffic ordinance and require action by the Town Council.

Staff member Andreson overviewed his memo dated 4/4/07 and his conversations with Mr. Beal in regards to the widening of Stiles Ave. Mr. Andreson feels that technically this current proposal does what Mr. Beal described to the Board.

Chairman Hardison asked if there were any questions or comments.

Board member Tarbox asked how wide Stiles Ave is right now. Mr. Andreson responded 24', and a discussion followed.

Chairman Hardison asked if there were any other questions or comments.

Board member Morse asked if there was any reason why this applicant was not being requested to contribute in the traffic impact fee.

Mr. Andreson stated the traffic impact fee has not been enacted yet. Board member Morse asked why it was a condition for the previous application (Arenhall), but not for Dunkin Donuts. The traffic impact fee was described and discussed.

Based on the discussion, it was determined that there would be no impact fee imposed for this application.

Chairman Hardison overviewed the main issue: the restriction of tractor trailers with a 'left turn only' restriction from Stiles Ave; the Planning Board cannot dictate enforcement, so enforcement is a non-issue for the Board. If the applicant pursues the application with requiring enforcement, the project is on hold pending Town Council action.

Eugene Gaudette, applicant, explained what they were requesting in regards to the enforcement issue that was being described in the current submittal.

Discussion took place on the left turn only issue, and Chairman Hardison explained that, per Board policy, four (4) affirmative votes were needed in order for the application to pass.

Board member Tarbox stated she was concerned with traffic and pedestrian safety and enforcement, and would like to see a smaller delivery truck being used.

Chairman Hardison asked the applicant what his position was if a driver violated the 'left turn only' rule. Mr. Gaudette stated there can be a policy put in place and action taken.

Discussion followed over the following topics:

- Drop product off at another location and transporting it to the Springvale location
-Not recommended due to food safety regulations
- Smaller truck – some Board members have seen a smaller delivery truck at Sanford location
*-Unique style of truck being used (WB62). Trailer is compartmentalized.
Applicant unaware of smaller sized truck delivering product*
- Can't control all drivers
- What side of truck driver unloads from

Chairman Hardison asked if there were any further discussion, questions, or comments. There were none. He then asked if the Board was prepared to vote.

Board member Tarbox wasn't sure; her main concern was the size of the delivery truck being used. She asked if there could be a condition of approval pending Council changing the traffic ordinance.

Discussion followed on creating a condition of approval pending Council action. Staff member Gulnac reminded everyone that the Board has a 'no condition' policy, especially on final approvals. It was determined that placing this condition on the approval would not be meaningful even after action by the Council due to the difficulty in enforcing this type of traffic violation.

Chairman Hardison asked if the Board was willing to make a compromise – if using a WB62 size, left turn only; if using a WB50, turn in either direction. More discussion took place on the size of delivery truck the Board is willing to approve.

Chairman Hardison gave the options the applicant has tonight: vote with conditions, vote with no conditions and take a chance of being denied, or postpone the vote until the delivery truck issue is resolved.

The applicant chose to go with a vote with the condition of the delivery truck being able to turn right and within MDOT guidelines, along with making a safe entrance onto Main Street in either direction.

Staff member Gulnac asked if this was an ultimate decision, meaning if this condition cannot be met, the project cannot go forward. Chairman Hardison confirmed this understanding.

Chairman Hardison called for a motion.

Board member Herlihy made a motion that the Planning Board accept the findings of fact (see attached) and find that application file #09-06-R, Cafua Management Co., LLC, d/b/a Dunkin Donuts, submitted by Civil Consultants, has been prepared in conformance with the requirements of a major development, Section 17.6 of the Sanford Zoning Ordinance, and the Board has found that the applicant has satisfied each and every requirement in Section 17.7 – Approval Criteria and Standards and grant approval subject to the conditions listed below:

- a. The approval is granted for a one year period and construction must commence within that year and a certificate of occupancy must be issued within three (3) years or the approval may be declared null and void;
- b. Prior to the issuance of any building permits the applicant must hold a pre-construction meeting with the Director of Public Works and conform to any and all requirements from that meeting;
- c. The applicant must present five (5) complete sets of plan to the Planning Director for certification and distribution;
- d. Any and all outstanding planning review fees must be paid prior to the issuance of any building permits;
- e. Any and all construction is subject to all code permits.
- f. Memo to be prepared by the staff, WB62 size be required to turn left onto Main Street.

There was disagreement about the added condition: should be stated that size delivery truck to be dependant on making a safe turn onto Main Street in either direction.

Board member Herlihy disagreed with the conditioning of the size truck to use, especially since it was not a common Dunkin Donuts corporate standard to use a different size truck and the fact that no limitation had been set at any other Main Street location regarding truck size, and withdrew his motion.

Board member Tarbox made the same motion read by Board member Herlihy, but changed condition number 6. The motion reads as follows:

The Planning Board accept the findings of fact (see attached) and find that application file #09-06-R, Cafua Management Co., LLC, d/b/a Dunkin Donuts,

submitted by Civil Consultants, has been prepared in conformance with the requirements of a major development, Section 17.6 of the Sanford Zoning Ordinance, and the Board has found that the applicant has satisfied each and every requirement in Section 17.7 – Approval Criteria and Standards and grant approval subject to the conditions listed below:

- a. The approval is granted for a one year period and construction must commence within that year and a certificate of occupancy must be issued within three (3) years or the approval may be declared null and void;
- b. Prior to the issuance of any building permits the applicant must hold a pre-construction meeting with the Director of Public Works and conform to any and all requirements from that meeting;
- c. The applicant must present five (5) complete sets of plan to the Planning Director for certification and distribution;
- d. Any and all outstanding planning review fees must be paid prior to the issuance of any building permits;
- e. Any and all construction is subject to all code permits.
- f. That any deliveries to the site will be made with a vehicle rated WB-50 or less, and a memo of understanding will be presented to the Board from the decision making body in the Dunkin' Donuts corporation agreeing to this.

Board member Morse seconded the motion.

A vote was taken, and the motion passed 5-0.

2. **File #48-06-R: Arenhall Corporation, c/o Lewis Chamberlain, PE, Attar Engineering, Inc., 1284 State Road, Eliot, Maine.**

Chairman Hardison called for a representative to present the project.

Lewis Chamberlain, Attar Engineering, representing the applicant gave an overview of the project and described the changes that were done to the plan.

Chairman Hardison asked if there were any further comments from the staff.

Staff member Casserly stated that all engineering related issues have been resolved.

Staff member Gulnac informed the Board that Jonathan Hall raised a question about the suggested motion in Mr. Gulnac's report regarding traffic impact fee, and Mr. Hall would like to discuss the issue with the Board.

Mr. Hall told the Board that he felt they have worked with the Board and did everything that the Board has asked, but felt that participation in the traffic impact fee was unfair because they are agreeing to pay something that may take place (implementation of the traffic impact fee ordinance) within the year, and they (the applicant) have not seen any figures and do not know the amount they are agreeing to.

Chairman Hardison asked if there were any questions by the Board. Discussion took place on whether or not the applicant should be required to participate in the program.

The Board and the applicant agreed to have staff member Charles Andreson, Town Engineer, work out a figure and present it to the applicant for their review and approval for discussion at May's work session.

Chairman Hardison went over the options for approval tonight with the applicant, and the applicant requested to be tabled.

Board member Herlihy made a motion to table the application for discussion at the May 2, 2007 work session, and for a vote at the May 16, 2007 voting meeting.

Board member Kleinrock seconded the motion.

A vote was taken, and the motion passed 5-0.

3. File #24-05-W: Great Islands Acquisitions, LLC, c/o John Devine, 45 Broad Street, Boston, Massachusetts.

Chairman Hardison called for a representative to present the application. He informed everyone that the contract has been approved by Town Council pending final approval.

Staff member Gulnac briefly went over the information that was received and sent electronically to the Board members.

Frank Dougherty, representing the applicant, informed the Board that the applicant's name was incorrect, it is actually KGI Sanford, LLC, and then opened the floor for questions.

Chairman Hardison asked if anyone on the Board or staff needed anything further from the applicant. Mr. Hardison stated that the only outstanding concern was signage, and that was brought up by Vice Chairman Noon, who was absent from tonight's meeting.

Staff member Andreson told the Board that Vice Chairman Noon's concern was brought to his attention and not to Mr. Gulnac's. Vice Chairman Noon met with Mr. Andreson and said he was unhappy with the height of the sign, and thought a ground level sign would be better. Mr. Andreson informed everyone what the applicant has responded to Vice Chairman Noon's concern.

Board member Tarbox asked how tall the current sign for the existing Wal-Mart was, and discussion followed.

Chairman Hardison asked if there were any other questions.

Board member Tarbox asked if it was going to be a landscaped sign, and the applicant responded it would be.

Staff member Andreson said the outstanding items in his March memo have been addressed, but he did not have signed copies of 2 documents, and then went over the items in his memo. Chairman Hardison wanted to let everyone know that his signature would be on one of the documents that have not been signed yet as the Chairman of the Cancer Care Center Board. He explained that the decision from the Cancer Care Center was not his, it was a vote of all Board members, and it just would be his signature on the paper.

Chairman Hardison asked if there were any other questions from the Board or others.

Evan McDougal, Airport Manager, informed the Board that he has not received formal approval from FAA regarding the Wal-Mart project. Mr. McDougal then explained what was involved in getting FAA approval, and what would need to be done if FAA required changes.

Discussion on whether or not to place a condition on the approval pending FAA approval took place.

Chairman Hardison asked if there were any other questions or concerns; there were none.

Chairman Hardison called for a motion.

Board member Herlihy made a motion that the Planning Board accept the findings of fact (see attached) and find that a final major site plan application prepared by Sebago Technics Engineers, referenced above has been prepared in accordance with the submission requirements of Sections 10.4.4 & 17.7 of the Sanford Zoning Ordinance and under the authority of Section 17.3.a grant final approval subject to the following conditions:

- a. The project is subject to the terms and conditions of the Contract Zone Agreement between the applicant and the Town of Sanford;
- b. The applicant will provide two (2) copies of the subdivision mylar for signature by the Planning Board;
- c. The applicant will comply with the provisions of Article 8.3 – Final Approval and Filing;
- d. The applicant will comply with any and all code permit requirements;
- e. The applicant will coordinate any and all onsite construction with the Public Works Department;
- f. Any Certificates of Occupancy will be subject to any applicable conditions in the Contract Zone Agreement and the CEO.

Board member Morse seconded the motion.

A vote was taken, and the motion passed 5-0.

Mr. Dougherty wanted to thank everyone and the community for working with them to get the project approved.

V. APPROVAL OF MINUTES: January 17, 2007, February 7, 2007, February 21, 2007, March 7, 2007, and March 21, 2007

Chairman Hardison called for approval for minutes.

January 17, 2007

Chairman Hardison asked if there were any errors in this set of minutes.

Board member Kleinrock stated there were grammatical errors in all sets of minutes, but in this particular set, there was an error on page 4.

Board member Tarbox made a motion to approve with amendments.

Board member Morse seconded the motion.

A vote was taken, and the motion to approve with changes passed 5-0.

February 7, 2007

Chairman Hardison asked if there were any errors in this set. There were none.

Board member Kleinrock made a motion to approve the minutes as written.

Board member Tarbox seconded the motion.

A vote was taken, and the motion passed 5-0.

February 21, 2007

Chairman Hardison asked if there were any errors in this set.

Board member Kleinrock stated there was error on page 1. A paragraph was unclear.

Board member Tarbox made a motion to approve with amendments.

Board member Morse seconded the motion.

A vote was taken, and the motion to approve with changes passed 5-0.

March 7, 2007

Chairman Hardison asked if there were any errors in this set.

Board member Kleinrock stated there were only grammatical changes in this set.

Board member Tarbox made a motion to approve with amendments.

Board member Herlihy seconded the motion.

A vote was taken, and the motion to approve with changes passed 5-0.

March 21, 2007

Chairman Hardison asked if anyone had time to review this set.

Board member Morse questioned if the order should be changed in the minutes as they were presented at the meeting. It was agreed to make a note in the minutes instead of changing the order.

This set of minutes was tabled until the above change was made, and the minutes could be reviewed.

VI. PLANNING DIRECTOR'S REPORT – None

VII. ADJOURN

The meeting adjourned at 10:00 PM.

Margaret Kleinrock
Secretary, Planning Board

Date

Not on formal agenda, scheduled for work session following the voting meeting:

Shirley Sheesley, CEO gave the Board a presentation regarding the mandatory changes that need to be made on the Floodplain and Shoreland Zoning Ordinances. The Board needs to take action and adopt the Shoreland Ordinance by mid 2008 to DEP for approval.

Discussion took place on who would be the reviewing authority on floodplain issues, and it was decided the review would take place by the CEO, and a fee structure based on the work and time involved. The Planning Board would be the arbitration Board. It was also decided that the appeals process for a permit denial will remain with the Zoning Board of Appeals.

Attachment to April 18, 2007 Minutes

Findings of Fact for Public Hearing Item #2
File #01-07-R: Edison School Phases II & III

- The applicant has standing to submit the application.
- The application is being considered under the contract zone provision of the Town of Sanford Zoning Ordinance, Section 10.4.
 1. Section 10.4 of the Town of Sanford Zoning Ordinance authorizes contract zoning pursuant to Title 30-A M.R.S.A. Section 4352(8). All rezoning under this section shall establish rezoned areas that are compatible with the existing and permitted uses within the original zone. Furthermore, any rezoning or contractual agreement to set up a contract zone may not be authorized if the proposal is found to be inconsistent with the Town's Comprehensive Plan.

-The Planning Board has found that the application is compatible.
 2. The contract zone process requires that the Planning Board conduct a public hearing on the zone change portion of a contract zone application as set forth in Section 4.3 of the Town of Sanford Zoning Ordinance.

-The Planning Board has held the required public hearing.
 3. Section 10.4.7 – Land Use Reviews Contract Zoning states “Where site plan or subdivision review is required for the use proposed in the rezoning request, the Planning Board may conduct the site plan or subdivision review concurrently with its review of the request for rezoning, and the public hearing required by Section 10.4.5 may be conducted simultaneously with a public hearing conducted as part of site plan or subdivision review. If the Planning Board determines that the proposed development meets such land use approval standards, the Board shall grant preliminary, provisional approval, subject to enactment of the contract zoning amendment by the Town Council.”
- The applicant is proposing a three (3) phase construction project:
 1. Phase I will consist of the renovation of the existing 3-story Edison building into a multi-unit residential complex with nine (9) 1-bedroom units & six (6) 2-bedroom units;

-The Planning Board has granted final approval for Phase I.
 2. Phase II will consist of a new retail/office building with a 7,800 square foot footprint;
 3. Phase III will consist of a new 2-story residential building with a 4,608 square foot footprint with sixteen (16) 1-bedroom units. Phase III will also involve the conveyance of 2,561 square feet of property from the Town of Sanford from an adjacent town owned parcel.

The Planning Board reviewed the request by the applicant to provide ten (10) less parking spaces than the ordinance requires. The applicant indicated that many of his clients only have one car and the need for the additional spaces is not justified. The Board found the applicant's request reasonable and accepted the reduced number of spaces.

Findings of Fact for New Business Item #1
File #10-07-R: Thayer Developmental Application

- The applicant has provided proof of ownership of the property in question and has standing to make the application.
- The application resulted from a determination by the CEO that Section 7.2.1 did not apply and that Planning Board review, under Section 7.2.3 was required.
- The applicant presented the request to the Planning Board at their April 4, 2007 work session. The Board determined that the building reconstruction or replacement meets the setback to the greatest practical extent and found that in addition to the criteria in Section 7.2.2 above, the physical condition and type of foundation present and the proposed reconstruction was in conformance to the requirements of the Town of Sanford's ordinances to the greatest extent possible.

Findings of Fact for Old Business Item #1

File #09-06-R: Dunkin' Donuts, Springvale

- ***The applicant has standing to make the application.***
- The applicant has presented his plans to the Planning Board in a series of work sessions.
- The applicant has provided additional information and explanations.
- The project is classified as a major site plan and therefore, per Section 17.3a, is subject to review and approval by the Planning Board after review and recommendations by the Site Plan Review Committee.
- The Site Plan Committee has reviewed the project and forwarded their comments to the Planning Board as required;
- In their review of the application, the Planning Board shall follow the guidelines set forth in Section 17.7 of the Sanford Zoning Ordinance.
- The Planning Board raised a concern over the requirement to widen Stiles Ave at the Main Street intersection. A series of options has been presented to the Board by the applicant. The widening has been reduced but not eliminated as requested by the Board. The information below is taken from the latest review by Charles Andreson, Director of Public Works and Town Engineer. It summarizes the most recent situation:

"I met with Carl Beal and Chip Gaudette on Tuesday, April 3, 2007, at their request. This was to follow up on my conversations the previous week with Carl Beal concerning the status of that project. At the meeting, a presentation was made to resolve the widening of Stiles Avenue by proposing to restrict delivery trucks exiting from Stiles Avenue to left turns only. This would route the trucks to Rte. 224 where they would presumably turn right and travel back to Rte. 202 to continue their delivery route. The deliveries would have to be restricted to the time period between 9:00 AM and 11:00 AM (morning off peak hours) to satisfy MDOT requirements to limit the tracking of trailers over the full width of Stiles Avenue.

I advised Carl and Chip that the sure solution to the problem would be to specify smaller delivery vehicles, so they could exit left or right. The response was that they would not have any control over the type of delivery vehicle, but that they would have input over the route of travel. They are proposing that the Town post the prohibition against truck traffic turning right out of Stiles Avenue, and use the Police Department to enforce the rule. They would cooperate by reminding delivery truck drivers of the restriction. I advised that what they were requesting would satisfy technical requirements, but I did not know how the Board would respond to the design to have the WB-62 truck trailers tracking left of the center line on Stiles Avenue when they enter. I also advised that the Board may not accept a design that could lead to unsafe conditions, even though two deliveries a week are anticipated. I informed them that the Board seems to want projects to be designed to reflect prevailing conditions, and did not seem to want to rely on Town enforcement to make development projects work."

- The Board has held numerous public meetings and taken public comment. The Board has made their position clear and needs to consider the final proposal by the applicant prior to moving towards a decision. The Board must confirm that all the requirements of Section 17.7 have been satisfied.

Findings of Fact for Old Business #3

File #24-05-W: Wal-Mart/Lowes

- The applicant has provided proof of ownership of the property in question and has standing to make the application.
- The applicant has standing to submit the application.

- The applicant has demonstrated right, title and interest in the property and the offsite improvements.
- The application is being considered under the contract zone provision of the Town of Sanford Zoning Ordinance, Section 10.4.
- The applicant has met with Town staff and abutting property owners concerning the access to and from property along Route 109 and site related issues.
- The applicant has received a Traffic Movement Permit from the Maine Department of Transportation.
- The applicant has received a Site Location of Development Receipt from the Maine Department of Environmental Protection and a Maine Programmatic General Permit from the U.S. Army Corps of Engineers.
- The applicant has submitted necessary notices to the FAA to construct the project.
- As part of its final plan submission, the applicant has submitted a plan entitled “Proposed Modification of Adams Business Park” to allow minor traffic improvements along Smada Drive and Community Drive. The Planning Board finds these revisions meet the review criteria for subdivisions set forth in 30-A M.R.S.A. §4404. The revised subdivision plan shall be recorded in the York County Registry of Deeds.
- The applicant has previously received approval by the Planning Board for minor modifications to the abutting Sanford Industrial Development Corporation Subdivision.
- The applicant has presented evidence that the project complies with Sewer District and Water District requirements.
- The applicant has demonstrated that Northern Utilities, Verizon and Central Maine Power are able to serve the project.
- The applicant has received approval of a Contract Zone Agreement from the Town Council subject to final major site plan approval from the Planning Board.
- The Planning Board has held a public hearing on the proposed zone change and has recommended approval.
- The Planning Board has taken public comment in several public meetings and a public hearing and scheduled the application for final major site plan approval.