

SANFORD PLANNING BOARD MINUTES
MEETING October 7, 2009 – 7:30 P.M.
Town Hall Annex Third Floor Chambers

MEMBERS PRESENT: Robert Hardison, Chair
Joseph Herlihy
Margaret Kleinrock, Secretary
David Mongeau
Gary Morse

MEMBERS ABSENT: Kelly Tarbox, Vice Chair (w/notice)
Gregory Vermette (w/notice)

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

STAFF ABSENT: Barbara Bucklin, Administrative Assistant (w/notice)

I. CALL TO ORDER

Chair Hardison called the meeting to order at 7:30 P.M.

II. PUBLIC HEARINGS

1. **File #11-09-R: R. Pepin & Sons, c/o James Lowery, PE, Sebago Technics, PO Box 1139, Westbrook, Maine.**

Chair Hardison called for a representative to present the application.

David Pepin, applicant, gave a history of his business, gave a presentation showing the reclamation of a current location in a nearby town, and gave a brief history of the property he is requesting approval on.

James Lowery, applicant's agent, briefly overviewed the application to the Board.

Chair Hardison asked if anyone present would like to speak in favor of the application.

Roland Allen, resident of Mount Hope Road, felt the project should be approved because good gravel is hard to find and the location Mr. Pepin has chosen looks like it would produce good gravel. Plus, Mr. Allen felt it would be good to have so it would also produce or keep jobs around.

Stephen Perham, resident of Old Mill Road, said he is in favor of the project going forward and he had no immediate concerns about this proposal.

Chair Hardison asked if anyone present had any questions, concerns, or would like to speak in opposition of the application.

Wendy Stiles, resident of Twombly Road, said she is not opposed to the project, but more concerned about the enforcement after approval. Ms. Stiles said at the initial meeting in September (Site Plan Review Committee meeting), she didn't have any issues with the project. She was satisfied with Mr. Pepin's proposal. However, a couple of weeks later, Mr. Pepin was

using Twombly Road to haul gravel when he said he wouldn't and was operating before receiving town approval. Ms. Stiles felt that if Mr. Pepin didn't do what he said he was going to do at the initial meeting, she didn't feel he was going to follow the rules now; and who would be responsible for enforcing the rules once Mr. Pepin received approval.

Chair Hardison said Ms. Stiles' concern was valid, and invited her to stay for the work session so her concerns could be addressed.

Chair Hardison asked if anyone else had questions or concerns; there were none.

Chair Hardison closed the public hearing.

2. **File #13-09-S: Mattson Development, c/o Stephen Bradstreet, PE, Oak Engineers, 400 Commercial Street, Suite 404, Portland, Maine.**

Chair Hardison called for a representative to present the project.

Bob Martin, Chief Operation Officer for Mattson Development (owners of the Southern Maine Commerce Center on Route 109), explained that they were looking for an amendment to the previous subdivision approval to add over an acre to lot 1 to accommodate the needs of the purchaser of this lot, and to address some issues related to access to this particular subdivision; as well as to discuss any concerns of traffic to the entire Sprague property. Mr. Martin then explained to the Board what Mattson Development does, which is to take old buildings and convert them to new uses.

Stephen Bradstreet, applicant's agent, showed the Board the changes the applicant was requesting.

Chair Hardison asked if anyone present wished to speak in favor of the project; there was no one.

Chair Hardison asked if anyone would like to make comments, had questions, or would like to speak in opposition of the project. Again, there was no one.

Chair Hardison closed the public hearing.

III. ADJOURN

The meeting adjourned at 7:57 PM. A work session followed.