

SANFORD PLANNING BOARD MINUTES
MEETING June 4, 2008 – 7:30 P.M.
Town Hall Annex Third Floor Chambers

MEMBERS PRESENT: Robert Hardison, Chair
Kelly Tarbox, Vice Chair
Margaret Kleinrock, Secretary
Gary Morse

MEMBERS ABSENT: Joseph Herlihy (w/notice)
Gregory Vermette (w/notice)
Bryan Chabot (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

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

II. NEW BUSINESS

1. File #44-06-S: Richard Bergeron, PO Box 652, Springvale, Maine.

Chair Hardison explained that the Board was going to determine if all outstanding issues have been resolved so they could move forward with a vote.

Chair Hardison asked staff where the project stood.

Staff member Casserly informed the Board the project was ready for approval.

Staff member Gulnac said there was one administrative issue remaining, noting the signed mylar would not be released until all outstanding fees have been paid to the Planning Department.

Chair Hardison asked if there were any questions or comments from staff members. There were none.

Chair Hardison called for a motion.

Board member Morse made a motion that the Planning Board accept the finding of facts (see attached) and find that the request to amend application file #44-06-S, Rocky Ridge Phase II, submitted by Corner Post Land Surveying, has been prepared in conformance with the subdivision requirements of the Sanford subdivision ordinance, Title 30-A M.R.S.A., Section 4404 and recommend approval of the phasing plan subject to the following conditions:

- a) The applicant is granted the following waiver:
 - i A waiver from Table 12.2-3 which requires that urban local streets have a 5' wide sidewalk; the applicant states "there are no existing sidewalks along Thomas Street or any other adjacent streets."
- b) The applicant has paid a filing fee of \$200.00 (4 x \$50/lot).

- c) The applicant will pay any outstanding review fee expenses.
- d) That no building permits are to be issued until the Town Engineer has verified that the applicant has complied with all the conditions of Articles 8.3, 10, 11, and 13 of the Sanford Subdivision Ordinance. This includes a mandatory preconstruction meeting with the Town Engineer.
- e) That the final application is to be prepared as provided for in Article 8 and Article 13 as well as Title 30-A M.R.S.A. Section 4404.
- f) That the applicant will pay any outstanding review fee expenses prior to the release of the signed mylar.

Vice Chair Tarbox seconded the motion.

A vote was taken, and the motion passed 4-0.

III. PLANNING DIRECTOR'S REPORT - None

IV. ADJOURN

The meeting adjourned at 7:35 PM.

Attachment to June 4, 2008 Minutes

Finding of Facts for New Business Item #1

File #44-06-S: Rocky Ridge Phase II – Construction Phasing Request

- The applicant has provided proof of ownership of the property in question and has standing to make the application.
- The application was deemed complete for the purposes of review by the Site Plan Review Committee and scheduled for a February 28, 2007 meeting.
- The application was reviewed by the SPRC and forwarded to the Planning Board with the comments from staff.
- The application was reviewed by the Planning Board at their April 4, 2007 work session and scheduled for a vote at the April 18th meeting.
- The site is located within the Growth Area as designated in the Town's Comprehensive Plan.
- The applicant has requested two (2) waivers which the Planning Board will need to consider and rule on:
 - a. A waiver from Section 7.2.9 which requires the location of trees larger than 24", applicant states "there are clearing limits shown, any large trees outside of clearing limits will be preserved." This request was withdrawn as all trees of this size are gone.
 - b. A waiver from Table 12.2-3 which requires that urban local streets have a 5' wide sidewalk; the applicant states "there are no existing sidewalks along Thomas Street or any other adjacent streets."
- The applicant has requested that he be able to phase the construction so that he can obtain a building permit for the first new lot.
- The plan has been reviewed by staff and the Board and the phasing construction as presented on the latest revision is acceptable. Staff recommends the approval of the plan subject to the conditions of the original approved plan plus any special conditions for Phase I.