

**SANFORD PLANNING BOARD MINUTES**  
**MEETING November 18, 2009 – 7:30 P.M.**  
**Town Hall Annex Third Floor Chambers**

**MEMBERS PRESENT:** Robert Hardison, Chair  
Kelly Tarbox, Vice Chair  
Joseph Herlihy  
David Mongeau  
Gregory Vermette  
Gary Morse

**MEMBERS ABSENT:** Margaret Kleinrock, Secretary (w/notice)

**STAFF PRESENT:** Charles Andreson, P.E., AICP, Town Engineer  
Michael Casserly, P.E., Assistant Engineer

**STAFF ABSENT:** James Q. Gulnac, AICP, Planning & Development Director (w/notice)  
Barbara Bucklin, Administrative Assistant (w/notice)

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**I. CALL TO ORDER**

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

**II. PUBLIC HEARINGS**

There were no public hearing items.

**III. NEW BUSINESS**

- 1. File #15-09-W: DMK Development-Sanford, LLC, c/o Steve Bradstreet, PE, Oak Engineers, 400 Commercial Street, Suite 404, Portland, Maine.**

Chair Hardison called for a representative to present the project.

Steve Bradstreet, representing the applicant, gave a brief overview of the project.

Chair Hardison informed the Board that the only action the Board is taking tonight is to determine whether or not the project complies with the intent of the comprehensive plan. He then asked if staff had any questions.

Staff member Andreson explained that this was the first step in the contract zone process and went over the steps of the review process.

Chair Hardison asked if Board members had any questions for staff members; there were none. He then asked if any Board member wanted to discuss the request; no one did.

Chair Hardison called for a motion.

Board member Morse made a motion that the Planning Board has reviewed the information included in the request for consistency review with the Town of Sanford's Comprehensive Plan as presented on behalf of Tractor Supply Co. by DMK Development-Sanford, LLC and identified as File #31-05-W, and find that it is not inconsistent with the Amended 2002 Update of the Sanford Comprehensive Plan. The applicant may proceed with an application under Section 10.4 Contract Zoning of the Town of Sanford's Zoning Ordinance.

Board member Vermette seconded the motion.

Staff member Andreson pointed out that the file number was incorrect in the draft motion and the correct file number is 15-09-W.

It was decided unanimously decided to change the file number in the motion.

A vote on the original motion with the corrected file number was taken, and the motion passed 6-0.

**IV. OLD BUSINESS**

There were no old business items.

**V. APPROVAL OF MINUTES**

There were no minutes available for approval.

**VI. PLANNING DIRECTOR'S REPORT**

There was no report for tonight's meeting.

**VII. ADJOURN**

The meeting adjourned at 7:35 PM. A work session immediately followed.