



AGENDA

SANFORD PLANNING BOARD MEETING WEDNESDAY, JULY 15, 2015 City Hall Annex Chambers Third Floor

Meeting - 7:00 P.M.

I. CALL TO ORDER

II. PUBLIC HEARINGS

1. **File #19-14-RU: Matt Pepin**, R. Pepin & Sons, P.O. Box 729, Sanford is requesting site plan/conditional use approval to operate a mineral extraction operation in order to allow the property owner to further develop the property owned by John Rivard and located on Bernier Road in Sanford (Tax Map R13, Lot 11B, Rural Mixed Use zone).
2. **File #06-15-R: Garry Robertson, c/o John Hutchins**, 106 Hooper Road, Shapleigh is requesting minor site plan/conditional use approval to construct a 6,000 S.F. building to be used for marine sales and service storage, which is an expansion of an existing nonconforming use, on property owned by the applicant and located at 733 Lebanon Street in Sanford (Tax Map R7, Lot 23A, Rural Residential zone).
3. **File #07-15-U: Christopher Smith and Bryce Legere, d/b/a G-Force Farms, LLC**, 31 Birchwood Lane, Springvale is requesting conditional use approval to operate a medical marijuana facility in an existing building the company will be leasing owned by Eastwood Estates, LLC and located at 27 Hancock Lane in Sanford (Tax Map R15, Lot 12B, Urban zone).

III. NEW BUSINESS

1. **File #05-15-R: Gaye Letendre, c/o Paul Gadbois, P.E., PLS**, P.O. Box 327, Saco, is requesting minor site plan approval to construct a 4,800 S.F. building to be used for recycling on property owned by the applicant and located on Country Club #1 Road in Sanford (Tax Map R15, Lot 106A, Urban zone).

IV. OLD BUSINESS

1. **File #18-12-R: R. Pepin & Sons, Inc., c/o Matthew Pepin**, P.O. Box 729, Sanford is requesting amendments to the Operations Manual for the gravel pit located on Old Mill Road in Sanford, originally approved on May 15, 2013 and amended on May 7, 2014 (Tax Map R11, Lots 10A & 10C, Rural Residential zone).

V. APPROVAL OF MINUTES – June 3, 2015 and June 17, 2015

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURN

Work session immediately following meeting

1. **Discussion with Dana Goldberg** regarding adaptive use/reuse of gravel pits.
2. **File #19-14-RU: Matt Pepin**, R. Pepin & Sons, P.O. Box 729, Sanford is requesting site plan/conditional use approval to operate a mineral extraction operation in order to allow the property owner to further develop the property owned by John Rivard and located on Bernier Road in Sanford (Tax Map R13, Lot 11B, Rural Mixed Use zone).
3. **File #06-15-R: Garry Robertson, c/o John Hutchins**, 106 Hooper Road, Shapleigh is requesting minor site plan/conditional use approval to construct a 6,000 S.F. building to be used for marine sales and service storage, which is an expansion of an existing nonconforming use, on property owned by the applicant and located at 733 Lebanon Street in Sanford (Tax Map R7, Lot 23A, Rural Residential zone).
4. **File #07-15-U: Christopher Smith and Bryce Legere, d/b/a G-Force Farms, LLC**, 31 Birchwood Lane, Springvale is requesting conditional use approval to operate a medical marijuana facility in an existing building the company will be leasing owned by Eastwood Estates, LLC and located at 27 Hancock Lane in Sanford (Tax Map R15, Lot 12B, Urban zone).
5. **File #05-15-R: Gaye Letendre, c/o Paul Gadbois, P.E., PLS**, P.O. Box 327, Saco, is requesting minor site plan approval to construct a 4,800 S.F. building to be used for recycling on property owned by the applicant and located on Country Club #1 Road in Sanford (Tax Map R15, Lot 106A, Urban zone).
6. **File #18-12-R: R. Pepin & Sons, Inc., c/o Matthew Pepin**, P.O. Box 729, Sanford is requesting amendments to the Operations Manual for the gravel pit located on Old Mill Road in Sanford, originally approved on May 15, 2013 and amended on May 7, 2014 (Tax Map R11, Lots 10A & 10C, Rural Residential zone).

Meeting immediately following work session

I. CALL TO ORDER

II. NEW BUSINESS

1. **File #06-15-R: Garry Robertson, c/o John Hutchins**, 106 Hooper Road, Shapleigh is requesting minor site plan/conditional use approval to construct a 6,000 S.F. building to be used for marine sales and service storage, which is an expansion of an existing nonconforming use, on property owned by the applicant and located at 733 Lebanon Street in Sanford (Tax Map R7, Lot 23A, Rural Residential zone).
2. **File #07-15-U: Christopher Smith and Bryce Legere, d/b/a G-Force Farms, LLC**, 31 Birchwood Lane, Springvale is requesting conditional use approval to operate a medical marijuana facility in an existing building the company will be leasing owned by Eastwood Estates, LLC and located at 27 Hancock Lane in Sanford (Tax Map R15, Lot 12B, Urban zone).
3. **File #05-15-R: Gaye Letendre, c/o Paul Gadbois, P.E., PLS**, P.O. Box 327, Saco, is requesting minor site plan approval to construct a 4,800 S.F. building to be used for recycling on property owned by the applicant and located on Country Club #1 Road in Sanford (Tax Map R15, Lot 106A, Urban zone).



City of Sanford, Maine
Planning Department
917 MAIN STREET SUITE 300, SANFORD, MAINE 04073
(207) 324-9150 FAX (207) 324-9166



III. OLD BUSINESS

1. **File #19-14-RU: Matt Pepin**, R. Pepin & Sons, P.O. Box 729, Sanford is requesting site plan/conditional use approval to operate a mineral extraction operation in order to allow the property owner to further develop the property owned by John Rivard and located on Bernier Road in Sanford (Tax Map R13, Lot 11B, Rural Mixed Use zone).
2. **File #18-12-R: R. Pepin & Sons, Inc., c/o Matthew Pepin**, P.O. Box 729, Sanford is requesting amendments to the Operations Manual for the gravel pit located on Old Mill Road in Sanford, originally approved on May 15, 2013 and amended on May 7, 2014 (Tax Map R11, Lots 10A & 10C, Rural Residential zone).

IV. ADJOURN