



Sanford Town Council

Town Council Meeting Minutes – March 20, 2012

The Sanford Town Council met at 7:00 p.m. in the Chambers of the Sanford Town Hall Annex on Tuesday, March 20, 2012. Those present were: **COUNCILORS:** Councilor Alan R. Walsh, Councilor Anne Marie Mastraccio, Councilor Bradford J. Littlefield, Councilor Joseph R. Hanslip, Councilor Richard Wilkins, Councilor Ken Burgess and Councilor Maura A. Herlihy. **TOWN MANAGER:** Mark Green, Town Manager **TOWN STAFF:** Sherry Lord, Executive Assistant; Jim Nimon, SREGC Executive Director; Lee Burnett, Grant Writer; Shirley Sheesley, Code Enforcement Officer; Jim Gulnac, Planner; Thomas P. Connolly Jr, Police Chief; Paula Simpson, Town Treasurer; Dana Parry, Airport Manager; Suzanne McKechnie, SREGC.

Chairman Walsh called the meeting to order at 7:14pm.

The session began with the Pledge of Allegiance followed by a moment of silence.

Roll Call: Chairman Walsh performs the Council Roll Call: Councilor Herlihy, Present; Councilor Burgess, Present; Councilor Wilkins, present; Councilor Littlefield, present; Councilor Hanslip, present; Vice-Chair Mastraccio, Present.

Minutes

Executive Session: March 6, 2012: Vice-Chair Mastraccio moved to approve, seconded by Councilor Burgess. The Town Council voted 7-0 to approve.

Regular Meeting: March 6, 2012: Vice-Chair Mastraccio moved to approve, seconded by Councilor Burgess. The Town Council voted 7-0 to approve.

Chairman's Reports/Town Council Sub-Committee Reports

Councilor Littlefield reported from the Solid Waste Task Force – The Task Force will have a report to bring to the Town Council in a Workshop on Tuesday, March 27th. Councilor Littlefield also reported that the Central York County Connection Advisory Committee will hold an open house on Thursday March 29th at 6pm in the Kennebunk Town Hall. He encourages citizens to attend.

Town Manager's Report

Town Manager Green gave a slide show presentation to the Council. He also announced property tax exemptions that are available. All applications need to be submitted to the Tax Assessors office on or before April 1st of this year.

Ray Parent will be leaving his position as the Director of Communications on March 20th. Assistant Director John LaValley will serve as the Interim Director until the position is filled.

Town Manager Green announced that he has taken another Job as the Director of the Washington Hancock County CAP Agency. He will be leaving his employment with the Town of Sanford on May 11th and not June 22nd as originally stated.

Vice-Chair Mastraccio moved to add an agenda item amending the Town Manager's resignation dates, this item will be #12-54.16, seconded by Chairman Walsh. The Town Council voted 7-0 to add this item.

Vice-Chair Mastraccio moved to add an agenda item to appoint an acting Town Manager, seconded by Chairman Walsh. The Town Council voted 7-0 to add this item.

Communications/Presentations

Public Participation

Marc Widershiew- resident of 408 Main Street in Springvale voiced his concerns of excessive motorcycle mufflers and vehicles. He asked that an ordinance be looked into.

Public Hearings

The Town Council will take public comment on the following:

- 1) A proposal to amend the Sanford Town Code by adding Chapter 205 Disorderly Housing which seeks to address the problems we are experiencing with some properties that harbor occupants who disturb the peace and tranquility of their neighborhoods. Chairman Walsh declared the public hearing open at 7:30pm. Town Manager Green gave a brief description of the ordinance amendments. There was much discussion. The following citizens were in favor of the ordinance. Fred Smith, Rick Stanley, Jill Hall, Richard Jarvis, Alan Hall. The following citizens had concerns and voiced their opinion in opposition to the amendments; Alicia Webber and Bob Sprague. Police Chief Connolly answered questions. The public hearing was declared closed at 8:17pm.
- 2) On proposed amendments to Chapter 280-90 F (1) by deleting "except that they shall be prohibited in any portion of that zone which is also in the Airport Protection Overlay District". This will then mean that mobile home parks are not prohibited under the overlay zone. Also Chapter 280-56 Airport Protection Overlay Zone is revised by deleting section B (2) "Any lot for residential use, including a single-family detached dwelling, shall contain a minimum of 80,000 square feet." This removes that specific requirement so that the minimum lot size is determined by the underlying zone. Chairman Walsh declared the public hearing open at 8:17pm. There was no one to

speak for or against. Town Manager Green explained the proposed amendments. The public hearing was declared closed at 8:20pm.

- 3) To discuss an application being submitted to the State of Maine CDBG program for a Downtown Revitalization grant. The purpose of the grant application is to eradicate spot slum and blight and develop open space at 11 Riverside Street and 56 Washington Street. Public comments will be solicited at this Hearing and will be submitted as part of the application. Chairman Walsh declared the public hearing open at 8:20pm. Lee Burnett, Grant Writer gave a presentation of the project. The following people spoke in favor of the project. Hazen Carpenter, Connie Garber and Jimmy Shea. Fred Smith and Alvin Brackett voiced concerns and spoke against the project. The public hearing was declared closed at 8:45pm.
- 4) On amendment #2 of the Sanford Downtown TIF District – a Municipal Development and Tax Increment Financing District and Development Program first designated in 2006, and amended in 2009 – pursuant to the provisions of Chapter 206 of MRSA 30-A, as amended. The proposed amendment to the Sanford Downtown TIF District adds three parcels that now constitute part of the Arista development project (a/k/a Walgreens and York County Credit Union) but were not part of the original TIF district. Chairman Walsh declared the public hearing open at 8:45pm. Jim Nimon, Executive Director of the Growth Council explained the amendment. There was no one to speak for or against. The public hearing was declared closed at 8:48pm.
- 5) An application for liquor license request from the American Legion Post #19, 656 Main Street, Springvale, ME. Chairman Walsh declared the public hearing open at 8:48pm. There was no one to speak for or against. The public hearing was declared closed at 8:48pm.

Consent Agenda

Chairman Walsh sought comment or opposition on the following items. There was neither. The following items were approved.

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| 12-39.01 | Ordered, to authorize the International Aerobatic Club Chapter 35 - New England Aerobatic Club to hold two practice sessions on May 19, 2012 and June 9, 2012 with July 21, 2012 as a backup date at the Sanford Regional Airport. |
| 12-40.02 | Ordered, to approve a liquor license renewal for the American Legion Post #19, 656 Main Street Springvale, ME. |

Old Business

New Business

- 12-41.03 Ordered, to make an appointment to the Planning Board. Vice-Chair Mastraccio moved to appoint Matthew Treadwell to the Planning Board, seconded by Councilor Hanslip. The Town Council voted 7-0 to approve.
- 12-42.04 Ordered, to approve amendments to the airport's visiting aircraft overnight parking fee structure for the Sanford Regional Airport. Vice-Chair Mastraccio moved to approve, seconded by Councilor Wilkins. Dana Parry, Airport Manager explained the amendments. The Town Council voted 7-0 to approve.
- 12-43.05 Ordered, to receive, from the Town Treasurer, tax acquired property due to maturity of 2009/2010 real estate tax liens. Paula Simpson Town Treasurer listed the four (4) properties. They are as follows:
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|---------|--------|----------------------------|
| Map J13 | Lot 31 | Land \$580.94 |
| Map K19 | Lot 78 | Land w/house \$2,161.07 |
| Map R10 | Lot 17 | Lot w/mobile home \$851.48 |
| Map J16 | Lot 15 | Land w/ ½ house \$2,044.08 |
- Vice-Chair Mastraccio moved to approve, seconded by Councilor Littlefield. The Town Council voted 7-0 to approve. Chairman Walsh thanked Mrs. Simpson for all her efforts working with citizens during this process.
- 12-44.06 Ordered, to authorize the Town Treasurer to sell back tax acquired property to the immediate prior owner of Tax Map K19 Lot 78, and to sign a Land Purchase Installment Contract with the immediate prior owner. Vice-Chair Mastraccio moved to approve, seconded by Councilor Wilkins. The Town Council voted 7-0 to approve.
- 12-45.07 Ordered, to approve an agreement between the Town of Sanford and Arista Development, LLC and its successor in interest, 868 Main Street, LLC. Vice-Chair Mastraccio moved to approve, seconded by Councilor Wilkins. The Town Council voted 7-0 to approve.
- 12-46.08 Ordered, to approve a CDBG application for a \$500,000 Downtown Revitalization grant. Councilor Hanslip moved to approve, seconded by Councilor Littlefield. The following councilors spoke in opposition: Councilor Burgess and Councilor Wilkins. The following Councilors spoke in favor: Councilor Littlefield, Herlihy and Mastraccio. The Town Council voted 4-3 to approve. (Chairman Walsh and Councilors Burgess and Wilkins opposed).
- 12-47-09 Ordered, to approve amendment #2 to the Sanford Downtown TIF District adding three parcels that now constitute part of the Arista development project (a/k/a Walgreens and York County Credit Union). Vice-Chair Mastraccio moved to approve, seconded by Chairman Walsh. The Town Council voted 7-0 to approve.

- 12-48.10 Ordered to authorize and support the Town's application to be a Certified Business Friendly Community as recommended by the Growth Council. Councilor Littlefield moved to approve, seconded by Councilor Hanslip. The Town Council voted 7-0 to approve.
- 12-49.11 Ordered, to rescind the Memorandum of Understanding between the Town of Sanford and US Felt Company dated August 1, 2008 regarding the unpaid personnel property taxes of the predecessor of US Felt Company Inc. Vice-Chair Mastraccio moved to approve, seconded by Councilor Herlihy. Town Manager Green explained that US Felt will pay \$5,000 in taxes. The Town Council voted 7-0 to approve.
- 12-50.12 The Town Council of the Town of Sanford hereby ordains amendments to the Sanford Town Code by adding Chapter 205 Disorderly Housing which seeks to address the problems we are experiencing with some properties that harbor occupants who disturb the peace and tranquility of their neighborhoods. (This item must be read on two separate days. This is the first reading). There was no action taken
- 12-51.13 The Town Council of the Town of Sanford hereby ordains amendments to Chapter 280-90 F (1) by deleting "except that they shall be prohibited in any portion of that zone which is also in the Airport Protection Overlay District". This will then mean that mobile home parks are not prohibited under the overlay zone. Also Chapter 280-56 Airport Protection Overlay Zone is revised by deleting section B (2) "Any lot for residential use, including a single-family detached dwelling, shall contain a minimum of 80,000 square feet." This removes that specific requirement so that the minimum lot size is determined by the underlying zone. (This item must be read on two separate days. This is the first reading). There was no action taken
- 12-52.14 Ordered to appoint a seven member Steering Committee for the construction of a new High School and Vocational/Technical School said committee to be composed of one Councilor and one School Committee member appointed by their respective bodies both of whom shall serve as co-chairs and also to appoint the Town Manager, Superintendent, School Business Manager, High School Principal, and Vocational/Technical School Director and to direct the Steering Committee to hire an architect within the guidelines developed by the State of Maine and to prepare a recommendation for the Council regarding the establishment of a full building committee for this project. Vice-Chair Mastraccio moved to approve, seconded by Councilor Herlihy. The Town Council voted 7-0 to approve.
- 12-53.15 Ordered, to affirm the recommendation of Chairman Walsh to appoint Councilor Anne Marie Mastraccio as the Council representative and Co-Chair of the High School and Vocational/Technical School Steering Committee. Councilor Herlihy moved to approve, seconded by Councilor

Littlefield. The Town Council voted 7-0 to approve.

12-54.16 Ordered, to approve the amended dates of the Town Managers resignation effective May 11, 2012. Vice-Chair Mastraccio moved to approve, seconded by Councilor Wilkins. The Town Council voted 7-0 to approve.

12-55.17 Ordered, to appoint an Acting Town Manager. Vice-Chair Mastraccio moved to appoint Jim Nimon as the Acting Town Manager effective May 11, 2012, seconded by Councilor Wilkins. The Town Council voted 7-0 to approve.

Council Member Comments

Councilor Herlihy: None

Councilor Burgess: None

Councilor Wilkins: None

Councilor Hanslip: None

Councilor Littlefield: None

Vice-Chair Mastraccio: None

Chairman Walsh: Thanked Marcel Blouin and Parks and recreation, also thanked Ray Parent for his work as the Director of Communications and Thanked Mark Green again for his service.

Future Agenda Items

MH - Satellite dish concerns- meet current set back

Solid Waste workshop 3/27/12

Adjournment

Chairman Walsh moved to adjourn at 9:45 pm.

Respectfully submitted by

Sherry A. Lord