



# Sanford Town Council

Town Council Meeting Minutes – August 9, 2011

The Sanford Town Council met at 7:00 p.m. in the Chambers of the Sanford Town Hall Annex on Tuesday, August 9, 2011. Those present were: **COUNCILORS:** Councilor Gordon N. Paul, Councilor Alan R. Walsh, Councilor Anne Marie Mastraccio, Councilor Bradford J. Littlefield, Councilor Joseph R. Hanslip, Councilor Richard L. Wilkins and Kenneth Burgess. **TOWN MANAGER:** Mark Green, Town Manager **TOWN STAFF:** Diane Sheldon, Director of General Assistance; Jeff Rowe, Fire Chief; Bill Botting, Director of IS; Sue Cote, Town Clerk; Paula Simpson, Treasurer; Tom Connolly, Police Chief; Tim Strout, Deputy Police Chief; Dana Parry, Airport Manager; Marcel Blouin, Director of Facilities, Parks and Rec.; Jim Gulnac, Director of Planning; Lee Burnett, Grant Writer.

Chairman Paul called the meeting to order at 8:42PM.

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

**Roll Call:** Chairman Paul performs the Council Roll Call: Councilor Burgess, present; Councilor Wilkins, absent with notice; Councilor Littlefield, present; Councilor Hanslip, present; Councilor Mastraccio, present; Vice-Chair Walsh, present; Chairman Paul, present.

Chairman Paul apologized for the late start, thanked people for waiting and offered to reschedule people who had to leave.

## Minutes

Regular Minutes: July 12, 2011: Councilor Mastraccio moved to approve, seconded by Councilor Walsh. The Town Council voted to approve 6-0.

Regular Minutes: August 2, 2011: Councilor Mastraccio moved to approve, seconded by Councilor Walsh. The Town Council voted to approve 6-0.

## Chairman's Reports/Town Council Sub-Committee Reports

Marcel Blouin, Director of Parks, Recreation and Facilities gave a report from the Public Safety Sub-Committee on the use of Life Vests at the Springvale Recreation Area. Councilor Mastraccio stated the Public Safety Committee reviewed the information received by Mr. Blouin and have decided to leave the policy as it is; no PFD's. Councilor Littlefield read the first paragraph of Mr. Blouin's report.

Councilor Littlefield gave a report on the Zoning Subcommittee. He stated that they did have a meeting concerning road impact fees and waiving the fee. Councilor Walsh

expressed concern that the fee could be waived when it should be a council decision. Town Manager Green stated that the Town Engineer, Charlie Andreson calculated the impact fee based on the ordinance and that the fee was not waived. Councilor Walsh was satisfied with this resolution.

### **Town Manager's Report**

Mark Green announced nomination papers would be available 8-15-11 and would need to be turned in by 9-23-11.

He stated that tax bills would be sent out this week and explained the tax rate.

He stated that he had a written report on construction plans reviews from Ray Parent to give to Councilors.

He stated that Mr. Alan Mapes would be at a future Council Meeting to give a report on Goodall Park.

### **Communications/Presentations**

Police Chief Thomas Connolly to introduced new Deputy Chief Tim Strout

Introduction of the Ameri-Corps Group and slide show was given by Lee Burnett

### **Public Participation-NONE**

### **Public Hearings**

The Town Council will take public comment on the following:

1. A public hearing to discuss the acceptance of a referral from the Sanford Planning Board of File #04-11-W: Ronald K. DeCola, d/b/a Brady Sullivan Properties, 670 North Commercial Street, Manchester, New Hampshire, has submitted a contract zone application, under Article X Section 280-38 to redevelop the mill located at the southwest corner of Emery Street and International Way into mixed use residential and commercial uses. The property is located at 72 Emery Street and is currently zoned IR (Industrial Reuse). Chairman Paul declared the public hearing open at 9:04pm. Jim Gulnac, Director of Planning introduced Ronald K. Decola who spoke about the project. He commended Bob Hardison on his help with the project. He spoke of the importance of the new road and parking in helping the decision to purchase the mill. He asked for a few zoning changes to be made to allow 10 apartment units along with 26,000 sq.ft. of commercial use on the first floor. He explained there would be an additional 143 units throughout the building. Councilor Littlefield asked him to describe the property more and Mr. DeCola explained they would also be improving the area around the mill. There was no one to speak against. The public hearing was declared closed at 9:10pm.

## **Old Business**

11-83.07 The Town Council hereby ordains amendments to the Code of the Town of Sanford Chapter 245, Schedule 4, entitled Parking Prohibited at all times in designated places:

1. Add the following language under Village of Sanford: “on the northeasterly side of Main Street, from Winter Street (Rte 202) to Acorn Street”
2. Add the following language under Village of Sanford: “on the southwesterly side of Main Street, from Lord Street to Lebanon Street (Rte 202)”.
3. Add the following language under Village of Sanford: “on the southeasterly side of Acorn Street from Main Street in a northeasterly direction a distance of 340 feet to the side property line of the Walgreens’ parcel”.

(This item must be read on two separate days. This is the second reading)  
Councilor Mastraccio moved to approve, seconded by Councilor Littlefield. The Town Council voted to approve 6-0.

## **New Business**

11-86.01 Ordered, to authorize the Town Manager to enter into a lease with MAS Hangars, LLC for Airport Manager’s Office Space at the Sanford Regional Airport. Councilor Mastraccio moved to approve, seconded by Councilor Littlefield. Mr. Green stated this item was brought before and approved by the property subcommittee. Councilor Mastraccio stated that there will now be a presence at the airport. The Town Council voted to approve 6-0.

11-87.02 Ordered, to approve the Maine Model Jet Rally at the Sanford Regional Airport on September 9<sup>th</sup> through September 11<sup>th</sup>, 2011. Councilor Mastraccio moved to approve, seconded by Councilor Burgess. Dana Parry, Airport Manager, introduced Ray Labonte who spoke about the event to be held 9-9-11 to 9-11-11. Mr. Labonte had a model jet on display. The Town Council voted to approve 6-0.

- 11-88.03 Ordered, to authorize the Town Manager to enter into a four (4) year lease with Gorham Savings Bank for a Server Virtualization system in the amount not to exceed \$75,843.08. Councilor Littlefield moved to approve, seconded by Councilor Mastraccio. Councilor Walsh stated that he would vote in favor of this item but that he was disappointed he had not received clarification on where the money was coming from either out of operating budget or CIP. Mr. Green stated he tried hard to respond to the questions through the memo and he clarified for Councilor Walsh where the money would come out of in the budget. Councilor Walsh asked about maintaining the current server. Bill Botting, Director of IS stated it would eliminate the need for a traditional server for now; there may be a need to get a back up server down the road. Councilor Mastraccio mentioned that the price has come down significantly for the virtual server and the savings on the electricity is a good thing. Mr. Green stated that Mr. Botting is a good negotiator with companies. The Town Council voted to approve 6-0.
- 11-89.04 Ordered, to adopt a resolution authorizing the issuance and delivery of not more than \$650,000 in general obligation bonds to finance and reimburse the Town for the costs of upgrades and/or the replacement of boilers and heating systems at Willard School, War Memorial Gym and Sanford Junior High School as approved at the May 2011 Town Meeting. Councilor Walsh moved to combine and approve items 11-89.04 and 11-90.05, seconded by Councilor Mastraccio. Councilor Mastraccio asked about the work being done at the Memorial Gym. Mike Kucsma, School Department responded that it was the installation of the new electrical service and the transfer switch to the generator. The Town Council voted to approve 6-0.
- 11-90.05 Ordered, to adopt a resolution authorizing the issuance and delivery of not more than \$128,558 in School Revolving Renovation Fund Bond and Loan Agreements to finance asbestos floor tile abatement and the installation of a new floor covering for sections of Sanford High School as approved at the May 2011 Town Meeting. This item is combined for approval with 11-89.04.
- 11-91.06 Ordered, to authorize a contract zone agreement for Ronald K. DeCola, d/b/a Brady Sullivan Properties, 670 North Commercial Street, Manchester, New Hampshire, has submitted a contract zone application, under Article X Section 280-38 to redevelop the mill located at the southwest corner of Emery Street and International Way into mixed use residential and commercial uses. The property is located at 72 Emery Street and is currently zoned IR (Industrial Reuse). (This item must be read on two separate days. This is the first reading). No action taken as this is the first reading.
- 11-92.07 Ordered, to appoint one member for Maine Municipal Association Vice-President (1) year term and three members to the Maine Municipal Association Executive Committee (3) year terms. Councilor Mastraccio moved to approve ballot vote, seconded by Councilor Littlefield. Town Council voted to approve 6-0.

11-93.08 Ordered, to approve the following license requests:

- 1) An application for liquor license renewal for MCS Pizza, LLC D/B/A: Pat's Pizza, 9 Renaissance Way, Sanford, ME.
- 2) An application for new liquor license for David R. Mongeau D/B/A: French Connection Coffee Shop, 412 Main Street, Springvale, ME. Councilor Littlefield asked to combine the two items, seconded by Councilor Mastraccio. Councilor Walsh made a friendly amendment that should a public hearing be needed both businesses could come back to the council. The Town Council voted to approve 6-0.

### **Council Member Comments**

Councilor Burgess: none

Councilor Wilkins: absent with notice

Councilor Hanslip: Congratulations on another successful Summah Daze-well organized and attended.

Councilor Littlefield: none

Councilor Mastraccio: none

Vice-Chair Walsh: Best wishes to Mrs. Wilkins, hope she is feeling better

Chairman Paul: none

### **Future Agenda Items**

none

### **Adjournment**

Chairman Paul moved to adjourn at 10:00 pm.

Respectfully submitted by Diane G. Sheldon