



AGENDA

SANFORD PLANNING BOARD MEETING WEDNESDAY, SEPTEMBER 16, 2015 City Hall Annex Chambers Third Floor

Meeting - 7:00 P.M.

I. CALL TO ORDER

II. PUBLIC HEARINGS

1. **File #12-15-R: John & AnnMarie Fredericks**, P.O. Box 102, Acton is requesting conditional use approval to construct a 6,000 SF building, with related site work, to be used for a medical marijuana facility on property owned by the applicant and located at 1603 Main Street in Sanford (Tax Map R15, Lot 92B, Industrial Business zone).
2. **File #13-15-R: TMC CF New England, LLC, c/o Sandra L. Guay, Esq.**, P.O. Box 468, Biddeford is requesting major site plan approval to construct a 4,738 SF building, with associated site improvements, to be used as a convenience store with gasoline sale area, known as Cumberland Farms, on property owned by the City of Sanford and located at 975 Main Street in Sanford (Tax Map K32, Lot 26A, Urban zone).
3. **File #999-15-T(4): Ordinance Revision – Zone Change Request: The Planning Director** is requesting that the Planning Board consider a request to change the IR (Industrial Reuse) to MD (Mill Development) zone.
4. **File #999-15-T(5): Comprehensive Plan Update: The Planning Director** is requesting that the Planning Board consider his request to update the transportation section of the city's comprehensive plan.

III. NEW BUSINESS – None

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).
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).

- V. APPROVAL OF MINUTES – July 15, 2015; August 5, 2015; and August 19, 2015
- VI. PLANNING DIRECTOR’S REPORT
- VII. ADJOURN

Work session immediately following meeting

- 1. **File #12-15-R: John & AnnMarie Fredericks**, P.O. Box 102, Acton is requesting conditional use approval to construct a 6,000 SF building, with related site work, to be used for a medical marijuana facility on property owned by the applicant and located at 1603 Main Street in Sanford (Tax Map R15, Lot 92B, Industrial Business zone).
- 2. **File #13-15-R: TMC CF New England, LLC, c/o Sandra L. Guay, Esq.**, P.O. Box 468, Biddeford is requesting major site plan approval to construct a 4,738 SF building, with associated site improvements, to be used as a convenience store with gasoline sale area, known as Cumberland Farms, on property owned by the City of Sanford and located at 975 Main Street in Sanford (Tax Map K32, Lot 26A, Urban zone).
- 3. **File #999-15-T(4): Ordinance Revision – Zone Change Request: The Planning Director** is requesting that the Planning Board consider a request to change the IR (Industrial Reuse) to MD (Mill Development) zone.
- 4. **File #999-15-T(5): Comprehensive Plan Update: The Planning Director** is requesting that the Planning Board consider his request to update the transportation section of the city’s comprehensive plan.

Meeting immediately following work session

- I. CALL TO ORDER
- II. NEW BUSINESS
 - 1. **File #12-15-R: John & AnnMarie Fredericks**, P.O. Box 102, Acton is requesting conditional use approval to construct a 6,000 SF building, with related site work, to be used for a medical marijuana facility on property owned by the applicant and located at 1603 Main Street in Sanford (Tax Map R15, Lot 92B, Industrial Business zone).
 - 2. **File #13-15-R: TMC CF New England, LLC, c/o Sandra L. Guay, Esq.**, P.O. Box 468, Biddeford is requesting major site plan approval to construct a 4,738 SF building, with associated site improvements, to be used as a convenience store with gasoline sale area, known as Cumberland Farms, on property owned by the City of Sanford and located at 975 Main Street in Sanford (Tax Map K32, Lot 26A, Urban zone).
 - 3. **File #999-15-T(4): Ordinance Revision – Zone Change Request: The Planning Director** is requesting that the Planning Board consider a request to change the IR (Industrial Reuse) to MD (Mill Development) zone.
 - 4. **File #999-15-T(5): Comprehensive Plan Update: The Planning Director** is requesting that the Planning Board consider his request to update the transportation section of the city’s comprehensive plan.
- III. ADJOURN