

SANFORD PLANNING BOARD MINUTES
MEETING March 7, 2012 – 7:30 P.M.
Town Hall Annex Third Floor Chambers
AMENDED
Amended with Corrections

MEMBERS PRESENT: Kelly Tarbox, Chair
Lela Harrison, Vice Chair
Joseph Herlihy
David Mongeau, Secretary
Robert Hardison
John McAdam

MEMBERS ABSENT: Matthew Treadwell (w/notice)

STAFF PRESENT: James Q. Gulnac, AICP, Planning & Development Director
Charles Andreson, P.E., AICP, Town Engineer

STAFF ABSENT: Michael Casserly, P.E., Assistant Engineer (w/notice)
Barbara Bucklin, Administrative Assistant (w/notice)

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

1. **File #21-11-W: William Elwell, c/o John Hutchins**, Corner Post Land Surveying, Inc., 2 Mill Street, Springvale, Maine.

Chair Tarbox called for a representative to present the application.

Board member Herlihy informed Chair Tarbox that he is an abutter to the proposal so he would be recusing himself from the discussion.

John Hutchins, Corner Post Land Surveying, Inc., representing the applicant, said Mr. Elwell is proposing a contract zone to develop his property on Cottage Street. Mr. Hutchins said that Mr. Elwell has been in front of the board before with a different proposal, as a multi-family subdivision, but that was not practical in today's market. Now Mr. Elwell is looking to develop a single-family subdivision, but is requesting a contract zone to relieve the requirement of mandatory hook-up to sewer. Mr. Hutchins then went on to explain why this was being proposed.

Chair Tarbox asked if anyone present wanted to speak in favor of the application; there was no one.

Chair Tarbox asked if anyone present wanted to speak against the application; again, there was no one.

Chair Tarbox asked board members if they had any questions for the applicant for clarification purposes only; they did not.

Chair Tarbox closed the public hearing.

The meeting then moved into work session discussions on both public hearing items at 7:40 P.M.

2. **File #01-12-R: Flemish Master Weavers, c/o Greg Patterson, PATCO Construction, 1293 Main Street, Sanford, Maine.**

Chair Tarbox called for a representative to present the application.

Shawn Frank, Sebago Technics, representing the applicant showed the board where the original building is, the addition built in 2008 is, and where this proposal would be located on the property. Mr. Frank then described what the building would look like and stated that this proposed addition would be used as warehouse space to allow for better production flow in the existing buildings. Mr. Frank said a DEP permit would be required and the applicant is currently working with DEP to obtain one.

Chair Tarbox asked if anyone present wanted to speak in favor of the application; there was no one.

Chair Tarbox asked if anyone present wanted to speak against the application; again, there was no one.

Chair Tarbox asked board members if they had any questions for the applicant for clarification purposes only; they did not.

Chair Tarbox closed the public hearing.

The meeting then moved into work session discussions on both public hearing items at 7:40 P.M.

III. NEW BUSINESS

The meeting was called to order for voting purposes at 8:15 P.M.

1. **File #21-11-W: William Elwell, c/o John Hutchins, Corner Post Land Surveying, Inc., 2 Mill Street, Springvale, Maine.**

Chair Tarbox called for a motion for this application.

Board member Hardison 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 William Elwell, d/b/a Cottage Street Commons and identified as File #12-11-W, and finds that it is not inconsistent with the Amended 2005 Update of the Sanford Comprehensive Plan.

Board member Mongeau seconded the motion.

A vote was taken, and the motion failed 5-0.

Chair Tarbox stated that this application was not consistent with the comprehensive plan in that the comprehensive plan states that sewer connection in this zone was required and, although the cost of sewer connection is expensive, the comprehensive plan states the cost must be borne by the developer.

Board member Hardison also stated that the Board has not seen anything in the application that indicated the plan meets the conditions set forth for a contract zone in the comprehensive plan as well.

2. **File #01-12-R: Flemish Master Weavers, c/o Greg Patterson, PATCO Construction, 1293 Main Street, Sanford, Maine.**

Chair Tarbox called for a motion.

Board member Hardison made a motion that the Planning Board grant preliminary approval and final approval will be granted once all the conditions set by the town engineer and planning director have been satisfied. Once the conditions have been met, final plans can be submitted for signature by the Board. This would mean that the DEP permit must be obtained before signature, and since no landscape plan was provided all disturbed areas must be loamed and seeded upon completion of the building.

Board member Mongeau seconded the motion.

A vote was taken, and the motion passed 5-0.

IV. OLD BUSINESS

There were no old business items.

V. APPROVAL OF MINUTES – There were no minutes ready for approval

VI. PLANNING DIRECTOR'S REPORT

There was no Planning Director's report for tonight's meeting.

VII. ADJOURN

The meeting adjourned at 8:20 PM.

David Mongeau
Secretary, Planning Board

Date