

SANFORD PLANNING BOARD MINUTES
MEETING May 4, 2011 – 7:30 P.M.
Town Hall Annex Third Floor Chambers

MEMBERS PRESENT: Kelly Tarbox, Chair
Robert Hardison, Vice Chair
Joseph Herlihy
Stephen Catalano, Jr.
David Mongeau, Secretary
Lela Harrison

MEMBERS ABSENT: Matthew Perkins (w/notice)

STAFF PRESENT: James Q. Gulnac, AICP, Planning & Development Director
Michael Casserly, P.E., Assistant Engineer

STAFF ABSENT: Charles Andreson, P.E., AICP, Town 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. (Due to an error in recording, notes taken during the meeting were used to do the minutes.)

II. PUBLIC HEARINGS

- 1. File #03-11-R: Gorham Sand & Gravel, Inc., c/o John Hutchins, Corner Post Land Surveying, Inc., 2 Mill Street, Springvale, Maine.**

Chair Tarbox called for a representative to present the project.

John Hutchins, representing the applicant gave a brief overview of the project. The applicant is requesting a new five (5) year permit to operate a mineral extraction business due to a change of ownership and modifications to the previously approved Operations Manual for Hay Brook Mineral at a current gravel pit run by North Country Land.

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

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

Chair Tarbox closed the public hearing and moved the item to work session.

- 2. File #04-11-W: Ronald K. DeCola, d/b/a Brady Sullivan Properties, 670 North Commercial Street, Manchester, New Hampshire.**

Chair Tarbox called for a representative to present the project.

Jim Nimon, Executive Director of the Sanford Regional Economic Growth Council, introduced the applicant.

Ron DeCola, a consultant for Brady Sullivan, stated that Tim Sheldon and Chris Star of Brady Sullivan were also present to answer questions. Mr. DeCola said the project would be known as Lofts at #4 Mill, would provide 143 workforce housing units and 26,000 sf of non-residential space.

Mr. DeCola also said that without the new road in the mill yard they would not be looking into Sanford for this project, that this was the company's first project in Maine, and wanted to renovate 500 units per year.

Mr. Sheldon and Mr. Star gave a background of Brady Sullivan and what they do.

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

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

Chair Tarbox asked if anyone present had any questions.

Ann Cloutier, 1 Kempton Terrace, was concerned about truck traffic exiting out of International Drive and damaging the retaining wall on her property, which is across the street. James Gulnac, Director of Planning & Community Development said her concern would be discussed during site plan review.

Chair Tarbox asked if the Planning Board members had any questions or concerns; no one did.

Chair Tarbox closed the public hearing.

Chair Tarbox asked if Board members were ready to make a motion on the application instead of going into work session. The Board members were ready to make a decision.

Chair Tarbox called for a motion.

Vice Chair Hardison made a motion that the Planning Board, after hearing a presentation by Brady Sullivan Properties and comments from public and staff, find that the information presented in application File #04-11-W Brady Sullivan has established a finding of facts that determines the proposal is "not inconsistent" with the Comprehensive Plan of the Town of Sanford and therefore is eligible to be submitted as a contract zone under Section 280-38 of the Town Zoning Code.

Board member Mongeau seconded the motion.

A vote was taken and the motion passed 6-0.

III. NEW BUSINESS

There were no new business items.

IV. OLD BUSINESS

There were no old business items.

V. APPROVAL OF MINUTES

There were no minutes for approval.

VI. PLANNING DIRECTOR'S REPORT

Staff member Gulnac said there was no report tonight.

VII. ADJOURN

The meeting adjourned at 8:15 PM.