

NOTICE OF PUBLIC HEARING

SANFORD PLANNING BOARD
WEDNESDAY, JUNE 29, 2016 – 6:30 P.M.
CITY HALL ANNEX CHAMBERS THIRD FLOOR

The City of Sanford Planning Board will hold a public hearing and receive comments on the following item(s):

1. File #999-15-T(7): The Planning Director is requesting that the Planning Board hold a public hearing on the first of three sets of proposed amendments to update Chapter 280: Zoning and eliminate Chapter 272: Site Plan Review. This first set of amendments proposes to:
 - a. Incorporate the site plan review provisions of Chapter 272 into Chapter 280.
 - b. Generally update, adjust, and standardize format; revise development review submission standards to reflect current practice; and clarify provisions and allowed uses in the Urban Zone, including elimination of references to the General Residential, Office Residential, Office, Research and Business Park, Commercial Centers, Suburban Business, Urban Business, and Downtown Business Zones.
 - c. Consolidate and reorganize design review, conditional use, private way, mineral extraction, airport development, and site plan review submission requirements and processes, including provisions for the make-up and operation of the Design Review and Site Plan Review Committees.
 - d. Clarify that the Planning Director is responsible for administering Site Plan Review.
 - e. Provide greater clarity and flexibility in standards for:
 - i. converting existing single family to two-family homes in the Rural Residential District
 - ii. expanding porches into the front yard setback in the Urban Zone
 - iii. adjusting offsite parking requirements in the Urban Zone, parking requirements for projects that use techniques that reduce parking demand, and calculation of parking needs
 - iv. changing the use designation for agricultural operations and keeping pigs, chicken, and fowl for commercial purposes in the Rural Residential and Rural Mixed Use Zones from permitted with review to permitted.
 - f. Adjust standards to require shielding of exterior lights, orient buildings to the streetscape in the Urban Zone, and clarify standards for shoreland relationships and financial and technical capacity.
 - g. Consolidate public water supply and watershed performance standards.

Copies of the proposal are available in the Planning Office, first floor of City Hall, during regular business hours, 8 AM-4:30 P.M. Monday through Friday. Questions and comments should be directed to Elizabeth Della Valle, AICP, Director of Planning & Development at 324-9150 or by email at bdellavalle@sanfordmaine.org.