

SANFORD PLANNING BOARD MINUTES
MEETING March 2, 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
Matthew Perkins

MEMBERS ABSENT: None

STAFF PRESENT: James Q. Gulnac, AICP, Planning & Development Director
Charles Andreson, P.E., AICP, Town Engineer
Michael Casserly, P.E., Assistant Engineer
Shirley Sheesley, CEO

STAFF ABSENT: 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 #13-10-W: Arista Development LLC, c/o Curtis Neufeld, Sitelines PA, 8 Cumberland Street, Brunswick, Maine.**

Chair Tarbox asked staff member Gulnac to briefly review the contract zone portion of the application, and then the applicant would outline the project.

Staff member Gulnac explained that the contract zone approval is a two-step process. He then said the basis of the contract zone application was due to the fact that a portion of the proposed acquired property lies in the GR zone, and the applicant is proposing to operate a retail business on the property, which is not allowed in the GR zone. Mr. Gulnac then explained the contract zone process and how the property is zoned if the project is approved. Mr. Gulnac then explained the site plan/subdivision review process part of the application.

Chair Tarbox asked for a representative of the applicant to present the project.

Curt Neufeld, Sitelines PA, said that the applicant was looking for contract zone, site plan, and subdivision approvals. After Mr. Neufeld introduced the project team, he described the location of the proposed project, the uses of the existing buildings that were included in the proposal, and the changes that were done with both the building designs and site designs (the building designs were described by the architect involved with the design) since the original submittal.

Mr. Neufeld handed out graphics to the Board. He then said there were some minor changes to the site plan that need to be done as a result of the Site Plan Review Committee meeting held earlier today. Mr. Neufeld explained that the details that needed to be worked out were so minor that there would not be any significant changes to the plan being presented to the Board tonight.

Mr. Neufeld informed the Board that the applicant is asking for a waiver for stormwater and explained the waiver request. He also said that there was a site distance conflict with the ordinance requirements and compared the ordinance requirements with the actual site distance of the design. Mr. Neufeld did express that he wasn't sure if the applicant was going to be asking the Planning Board for a site distance waiver or if it would be worked out during the contract negotiations.

Mr. Neufeld then introduced Bill Eaton, the applicant's traffic engineer. Mr. Eaton summarized the process he used to determine the traffic study used to create the site plan design before the Board tonight.

Mr. Neufeld said that was the end of the applicant's presentation, and said he and the rest of the team would be available for questions.

Chair Tarbox explained how the meeting would now proceed.

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

Chair Tarbox asked if anyone present would like to speak in opposition of the application.

Janice Palen, 9B Acorn Street, said she was going to be affected by the proposal and is against Walgreens going in there for both personal and nonpersonal reasons. She likes the neighborhood the building is located in. Her concerns were (she explained the reasons behind them):

- o all the residents that live at 9 Acorn Street are seniors and it would be a hardship for them to move
- o did not think it was fair to change zoning for businesses
- o didn't think this business was going to generate a lot of tax revenue or high-paying jobs
- o traffic issues created by the new business

Ms. Palen will start a petition against the proposal if it is approved.

Zendelle Bouchard is against large chain businesses coming into a small town for the following reasons:

- o competition against smaller local businesses which may eventually close the smaller business
- o Walgreens is a business that does not pay well and many of its employees use local and state aid which would not help our economy (Ms. Bouchard read an article stating this); she does not feel this type of job creation is beneficial to the town
- o Does not agree that the ordinance should change to accommodate a large business, if the ordinance was going to change, it should benefit the local businesses

Ms. Bouchard feels that if the applicant should choose a location that would already zoned for retail, that would be fine; but she would like to see more promotion for smaller local businesses.

Arthur Chevalier, 47 Riverside Avenue, would like to hear more about the traffic this proposal would bring in the area. Mr. Chevalier is very concerned about the traffic problems this would create at all the intersections close to the neighborhood: Main Street/Winter Street/Lebanon Street; Riverside Avenue/Winter Street; and Winter Street/Cottage Street/River Street).

Chair Tarbox invited Mr. Chevalier to stay for the work session discussion of the proposal because Chair Tarbox felt that most of Mr. Chevalier's concerns have been addressed in the revised design.

Chair Tarbox asked if anyone else present would like to speak; there was no one.

Chair Tarbox closed the public hearing.

III. NEW BUSINESS

There were no new business items.

IV. OLD BUSINESS

There were no old business items.

V. APPROVAL OF MINUTES – February 16, 2011

Chair Tarbox asked Board member Mongeau if he had reviewed the minutes (the minutes tabled from the February 16, 2011 meeting along with the minutes of the February 16, 2011 meeting).

Board member Mongeau replied he had not reviewed them yet, and asked if the minutes could be voted on at the next Planning Board meeting.

The minutes were tabled until the next Planning Board meeting.

VI. PLANNING DIRECTOR'S REPORT

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

VII. ADJOURN

The meeting adjourned at 8:21 PM. A work session immediately followed.