

SANFORD PLANNING BOARD MINUTES
MEETING – January 8th, 2020 6:30 P.M.
City Hall Annex Third Floor Chambers

MEMBERS PRESENT: Jennifer Georgius, Chair
Lenny Horr, Vice Chair
Jace Clarke, Secretary
John McAdam
Dianne Connolly
Thomas Morgan

MEMBERS ABSENT: None

STAFF PRESENT: Elizabeth Della Valle, AICP, Director of Planning & Development
Katherine Bangert, Admin. Asst., Planning Department

STAFF ABSENT: None

I. CALL TO ORDER

Chair Georgius called the meeting to order at 6:31 P.M.

II. OPENING STATEMENT

Chair Georgius overviewed meeting procedures and agenda

III. ELECTION OF OFFICERS

Lenny Horr nominated Jennifer Georgius as Chair
Connolly seconded
Motion Passed 5-0-1 (Chair Georgius abstained)

Chair Georgius nominated Lenny Horr as Vice Chair
Member McAdam seconds
Motion passed 6-0

Member Connolly nominated Jace Clarke for Secretary
Chair Georgius seconded
Motion Passed 6-0

IV. ADOPTION OF PLANNING BOARD BY-LAWS

Chair Georgius motioned to approve Planning Board By-Laws as written
Morgan seconded
Motion passed 6-0

V. MINUTES – December 4, 2019

Chair Georgius motioned to approve
Connolly seconded
Motion passed 6-0

VI. HEARINGS and BUSINESS

1. **New Business:** File #999-19-T(9): To amend the Zoning Map, Chapter 280: Zoning and the Land Use Tables as follows:
 - a. Area currently zoned Residential Development (RD) in the area of Rushton and High Streets changed to Single Family Residential (SFR) or Industrial Reuse (IR).
 - b. Text of Chapter 280: Zoning to include standards for Utility Scale and Commercial Scale Solar Facilities in the Rural Residential District (RR)
 - c. Land Use Tables to allow Utility Scale and Commercial Scale Solar Facilities in the Rural Residential District (RR)

Planner Della Valle summarized the revision

Chair Georgius asked if anyone is in favor or opposed to changes of the amendment. No one spoke in favor or opposition to the requested amendment.

Chair Georgius asked if anyone neither for nor against the amendment would wish to make a comment.

Peter Bay from EDF Renewables from Boston, MA provided comments to give an industry outlook on the amendment

Della Valle read letter from Jack Kenworthy of Walden Renewables

Della Valle mentioned memo from Boyle Associates in regards to soil compositions

Chair Georgius carried the testimony to the next meeting

Planning Board went into discussion

Chair Georgius motioned to table
Member Connolly Seconded
Motion passed 6-0

2. **Old Business:** File #03-19-R: **R. Pepin & Sons Inc., c/o Matthew Pepin**, P.O. Box 729, Sanford is requesting major site plan approval for a 5-year mineral extraction permit at its current site on property leased by the applicant and located at 245 Old Mill Road in Sanford (Tax Map R11, Lots 4, 5, 7A, 10C and 10A; Rural Residential Zone). (The public hearing was held and closed and the item was tabled at the August 7, 2019 meeting.)

VII. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

- **Appointment of Oliver Jones III and Kelly Tarbox on the Design Review Committee** and designation of terms for existing Design Review Committee members.

Della Valle proposes one year term for Oliver Jones III until 12/31/2020

Della Valle proposes two year term for Kelly Tarbox until 12/31/2022

Member Horr motions to approve the appointments with the terms

Clarke seconds

Motion passed 6-0

VIII. COMMUNICATIONS

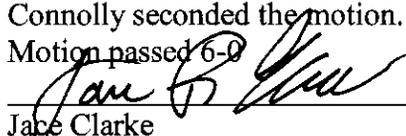
1. Stenton Trust as Story of the Year
2. Half page sheet from Bud Johnston Sanford Springvale Mousam way Land Trust looking for Planning Board Member to act as Liaison.
3. Two more ordinance amendments coming forward from City Council and City Manager:
 - Council decision to go back into ordinances around marijuana they want to make adjustments to allow adult use testing and manufacturing not retail
 - Issue with Sanford mill vacancies on second floor. Land owner has had a difficult time filling those
 1. The city committed to revise zoning in IR zone to create vertical mixed use
 - Vertical mixed use residential on non-public facing components on first floor. Back of parcel for residential units apartments are accessible to those who can't climb stairs
4. City manager and Della Valle working on agenda for city council and planning board

IX. ADJOURN

Chair Georgius MotionED to adjourn at 8:31 PM

Connolly seconded the motion.

Motion passed 6-0


Jane Clarke

Secretary, Planning Board


Date

