

SANFORD PLANNING BOARD MINUTES
MEETING – January 22nd, 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
Crystal Tenney

MEMBERS ABSENT: None

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

STAFF ABSENT: None

I. CALL TO ORDER

Chair Georgius called the meeting to order at 6:30 PM.

II. OPENING STATEMENT

Chair Georgius overviewed meeting procedures and agenda.

III. MINUTES – January 8th, 2020; June 13th, 2019; June 19th, 2019

January 8th, 2020 Minutes

Vice Chair Horr motioned to adopt.
Member McAdam seconded the motion.
6-0 (Member Tenney abstained).

June 13, 2019

Tabled as no minutes available.

June 19th, 2019

Vice Chair Horr made motion to approve.
Clarke seconded the motion.
Jack McAdam motioned to amend the minutes.

Member Morgan seconded the motion to amend.
Vote on amendment 5-0 (Chair Georgius and Member Tenney abstained)
Motion as amended.
Motion passed 5-0 (Chair Georgius and Member Tenney abstained).

IV. HEARINGS and BUSINESS

1. **New Business: File# 01-20-Z: Jonathan Aldrich**, 45 Channel Lane, Sanford is requesting a shoreland permit to replace an existing cottage with a new structure on his property at 51 Channel Lane. (R17A, Lot 19 Rural Residential Zone)

Planning Director Della Valle summarized the project.

Jonathan Aldrich summarized the reasoning to replace the existing cottage and move it farther away from the water.

Director Della Valle reviewed and finalized the findings of fact for 51 Channel Lane.

Motion: The Planning Board accepts the information above and in the Findings of Fact and find that application file # 01-20-Z to replace an existing, nonconforming cottage with a new 1,000 square foot structure at 51 Channel Lane located at Tax Map R17A, Lot 19 has satisfied the requirements of §270-13 and §270-14 of the Shoreland Zoning Ordinance to the greatest practical extent and does not increase its nonconformity, as allowed per §270-11, and authorize the issuance of a building permit.

Secretary Clarke motioned to approve findings of fact for 51 Channel Lane.
Chair Georgius seconded the motion.
Motion passed 7-0.

2. **Old 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)

This is a continuation of the last Planning Board Public Hearing and Meeting January 8th, 2020.

Planning Director Della Valle summarized the last meeting and mentioned Steve Cabana's concerns with an existing provision to the ordinance.

Della Valle summarized new amendments to the ordinance.

Chair Georgius continued the public hearing.

Chair Georgius asked if anyone in favor of the proposed zoning amendment; there was no one.

Chair Georgius asked if anyone in opposition of proposed zoning amendment; there was no one.

Steve Cabana said he was not really opposed, but had some concerns. He asked why Rushton St School St area proposed from RR to IR.

Planning Director Della Valle answered this question with information on the expired gravel pits that could be used for industrial reuse.

Cabana mentioned that he is concerned with the 10 foot setback and buffering for adjacent residential neighborhood.

Planning Director Della Valle acknowledged his concerns and noted the board has latitude about the setback and buffer and introduced additional proposed amendments.

Chair Georgius asked if anyone nor for or against would like to speak; there was no one.

Planning Director Della Valle read written comments from Peter Bay and Tom Kiggen with EDF Renewables.

Chair Georgius left the public hearing open and opened discussion with the Planning Board.

Jack McAdam mentioned limitations of current electrical infrastructure.

Director Della Valle discussed the following:

- Concern with forest land turned solar
- Tree growth
- Large scale projects and DEP permitting
- Effect on other farms
- Maintain protection on prime soils
- Protect forestry
- Current comp plan concerns since it states active forest land should stay active forest land
- Active Farmland Definition

