

SANFORD PLANNING BOARD MINUTES
MEETING – February 5th, 2020 6:30 P.M.
City Hall Annex Third Floor Chambers

MEMBERS PRESENT: Lenny Horr, Vice Chair
John McAdam
Dianne Connolly
Crystal Tenney

MEMBERS ABSENT: Jennifer Georgius, Chair (w/ notice)
Jace Clarke, Secretary (w/ notice)
Thomas Morgan (w/ notice)

STAFF PRESENT: Elizabeth Della Valle, AICP, Director of Planning & Development

STAFF ABSENT: Katherine Bangert, Admin. Asst., Planning Department

I. CALL TO ORDER

Vice Chair Horr called the meeting to order at 6:33 PM

II. OPENING STATEMENT

Vice Chair Horr overviewed meeting procedures and agenda

III. MINUTES – June 13th, 2019; August 7th, 2019; January 22nd, 2020

Approval of minutes was tabled since not enough members were present to vote.

IV. HEARINGS and BUSINESS

- 1. 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 22nd, 2020.

Planning Director Della Valle summarized the following:

- EPA web tool for net carbon loss with tree clearing and solar regeneration
- Email from Walden Renewable Energy
- Revised materials with additional revisions based on input from the last meeting and direction from the Board
- Additional requirements for applicant to reserve and manage natural resources

Vice Chair Horr asked if anyone in favor of the proposed zoning amendment would like to speak; there was no one.

Vice Chair Horr asked if anyone in opposition of proposed zoning amendment would like to speak; there was no one.

Vice Chair Horr asked if anyone nor for or against the proposed zoning amendment would like to speak.

Hazen Carpenter of Springvale commented on the proposed zoning amendment asking the Planning Board to consider proposed limits on farmland soils.

Member McAdam asked Carpenter about an easement on his property.

Vice Chair Horr closed the public hearing, and continued discussion with the Planning Board.

The following was discussed:

- Conditional Use in the Rural Residential Zone
- Habitat and wildlife protections
- Utility Scale definition
- Commercial Scale definition
- Soil testing & surveys
- Current farmland uses
- Fencing around the solar project
- Decommissioning of solar panels
- Change of ownership for property
- Impact of opening Rural Residential to solar

Vice Chair Horr motioned to recommend approval to City Council for adoption of the proposed zoning amendments.

Member Connolly seconded the motion.

Motion passed 4-0.

1. **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.)

This item will remain on the table.

V. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

- a. Mentioned Joe Scala will no longer be with the Planning Department at the end of the month.
- b. Comp plan update working on the first draft of the first chapter and first draft of second chapter as well.
- c. Working with mapping consultant for the first draft of a base map

VI. COMMUNICATIONS

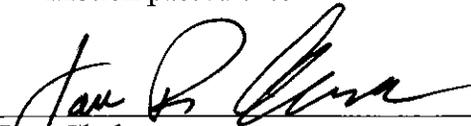
There were no communications

VII. ADJOURN

Vice Chair Horr motioned to adjourn the meeting at 8:29 PM

Member Connolly seconded the motion.

Motion passed 7-0.



Jace Clarke
Secretary, Planning Board



Date

