

**SANFORD PLANNING BOARD MINUTES
MEETING – March 21, 2019 – 6:30 P.M.
City Hall Annex Third Floor Chambers**

MEMBERS PRESENT: Jennifer Georgius, Chair
Jace Clarke, Secretary
John McAdam
Dianne Connolly
Elizabeth Kilkenny
Thomas Morgan

MEMBERS ABSENT: Lenny Horr, Vice Chair (w/notice)

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

STAFF ABSENT: Michael Casserly, Asst. City Engineer (w/notice)
Barbara Bucklin, Admin. Asst., Planning Department (w/notice)

I. CALL TO ORDER

Chair Georgius called the meeting to order at 6:32 PM.

II. OPENING STATEMENT

Chair Georgius overviewed meeting procedures.

III. MINUTES – March 6, 2019

Board member Kilkenny made a motion to approve the minutes as written.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 3-3. (Board members Georgius, McAdam, and Morgan abstained because they were not at the meeting.)

IV. HEARINGS and BUSINESS

- 1. New Business: File #08-19-M: K. Blair Hodge III**, 36 Prospect Street, Springvale Maine. (File number was incorrectly identified on the agenda as 05-19-M.)

Chair Georgius called for a representative to present the project.

Joseph Scala, Planner briefly explained the applicant's request, which is to replace an existing, nonconforming addition with a new unenclosed deck with the same dimensions.

Blair Hodge, II, representing the applicant, explained there was an existing room on the side of the building that was nonconforming. The addition did not have a foundation, so the addition was torn down. Mr. Hodge III wanted to replace this addition with a new deck in the same footprint.

Staff member Scala said the nonconformance was a front setback requirement.

Board member Clarke confirmed the addition was recently torn down.

Beth Della Valle, Planning Director, reminded the Board they need to make a finding that the new structure is no more nonconforming than the original structure and meets the setback to the greatest practical extent.

Board members confirmed the deck is going in the same footprint as the original structure and will be uncovered.

Chair Georgius called for a motion.

Chair Georgius made a motion that the Planning Board accepts the information above (found in Project Summary Report dated March 13, 2019) as Findings of Fact and finds that the replacement deck in the same location is in compliance with the setback requirement to the greatest practical extent and does not increase its nonconformity, as allowed per Section 280-7-2.3 in the City of Sanford Zoning Ordinance.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 6-0.

V. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

- Hand out vs. reading Planning Board opening statement – is there a way to shorten the statement (for example, public hearing vs no public hearing) and maintain content
- Reviewed the training session the Board attended on Wednesday, March 20
- Food sovereignty being reviewed by City Council

VI. COMMUNICATIONS

There were no communication items.

VII. ADJOURN

The meeting adjourned at 7:02 P.M. and went into work session.