

**SANFORD PLANNING BOARD MINUTES
MEETING – April 5, 2017 – 6:30 P.M.
City Hall Annex Third Floor Chambers**

MEMBERS PRESENT: Lenny Horr, Chair
John McAdam, Vice Chair
Edward Cormier, Secretary
Dianne Connolly
Jennifer Georgius

MEMBERS ABSENT: Sarah Littlefield (w/notice)

STAFF PRESENT: Elizabeth Della Valle, AICP, Director of Planning & Development
Michael Casserly, Asst. City Engineer

STAFF ABSENT: None

I. CALL TO ORDER

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

II. OPENING STATEMENT

No opening statement was made.

III. MINUTES – January 27, 2016 and March 20, 2017

It was clarified that the date of January 2016 minutes was incorrect. The correct date of the minutes for approval is January 27, 2016.

January 27, 2016

Vice Chair McAdam made a motion to approve the minutes as written.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 4-0-1 (Board member Georgius abstained because she was not a member of the Board at this time).

March 20, 2017

Chair Horr made a motion to approve the minutes as written.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 4-0-1 (Board member Georgius was not in attendance at this meeting).

IV. HEARINGS and BUSINESS

1. PUBLIC HEARINGS

- A. File #04-17-S: Adam Blaikie & Associates, LLC, c/o Dana Libby, PLS, Corner Post Land Surveying, Inc., 600 Main Street, Springvale, Maine.**

Chair Horr called for a representative to present the project.

Board member Connolly made everyone aware of a conflict of interest she might have. Board member Connolly is an acquaintance of an abutter, Melissa Vigue. Chair Horr asked the applicant if they had any concerns with Ms. Connolly participating and voting on this application; the applicant did not.

Planner Della Valle informed the Board this project was discussed at the Site Plan Review Committee (SPRC) meeting held on Tuesday, April 4. She said that although some items were resolved during this meeting, the SPRC tabled the application and recommended the Planning Board discuss the application with the applicant but to wait for their recommendation from the next meeting the SPRC has with them.

Dana Libby, Corner Post Land Surveying, Inc., representing the applicant gave a brief overview of the proposal:

- the subdivision has been reduced from nine lots to three lots due to the environmental
- pointed out the shoreland zone
- explained where the building will take place
- identified the flood zone
- described the drainage
- building envelopes

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

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

Melissa Vigue, 119 Jagger Mill Road has concerns about:

- the speed vehicles travel down this road
- no sidewalks
- street will be busier when the new high school opens
- number of trees to be removed, will it affect the river

Chair Horr asked if there was anyone else that would like to speak against the application; there was no one.

Chair Horr asked if anyone present wanted to comment on the application; again, there was no one.

Chair Horr continued the public hearing to the next meeting.

Chair Horr asked if there were any comments from the Planning Board.

Planner Della Valle updated the Board about the site plan meeting held yesterday; the topics discussed were:

- the Fire Marshal's preliminary review
- two alternative sewer designs
- the sewer district's superintendent's potential concerns about threatened species
- water district's superintendent was satisfied
- the CEO's concerns were addressed

Mike Casserly, Asst. City Engineer discussed the following with the Board:

- infiltration ponds
- type of soil on the lots, soil percolation test
- Best Management Practices (BMP) manual

Staff member Casserly overviewed his review memo.

Planner Della Valle clarified a waiver that staff member Casserly mentioned, which was about tree removal in the shoreland zone.

Planner Della Valle discussed the following concerns with the Board:

- she has asked the applicant to consider planting street trees
- ways to prevent future landowners from modifying the infiltration basins

The Board and applicant talked about the best ways to prevent the modification of infiltration basins.

Vice Chair McAdam made a motion to table the item. Board member Connolly wanted to ask questions before action was taken on the motion.

Board member Connolly asked the following:

- flooding concerns – any research done on how the storms of 2007 and 2010 affected these proposed lots
- are sump pumps being put in the basements
- does a traffic analysis need to be done because this road is already extremely busy and will be busier with the addition of the high school and the future Marc Motors site
- what can be done to make sure, going forward, that people will not disturb the area

Chair Horr asked if the development was going to have a Homeowners Association (HOA). Mark Patterson, property owner, responded there was not going to be one and explained why.

Board member Connolly asked about vernal pools; discussion followed.

Vice Chair McAdam made a motion to table the item.

Discussion took place on why the item was being discussed. It was explained that the applicant was asking for direction from the Board on how to proceed.

Chair Horr thought it might be good to go to the site sometime this week to observe the water due to rain and snow melt.

Board member Connolly asked if there was any contamination in the area from the former Jagger Mill.

Board member Cormier clarified the Board's position on making a determination on any application.

Vice Chair McAdam asked if the minutes from the SPRC could be forwarded to the Board.

Board member Cormier asked what the applicant's plan was in regard to how quickly the houses are built.

Board member Cormier seconded the motion to table the item.

A vote was taken and the motion passed 5-0.

2. NEW BUSINESS

There were no new business items.

3. UNFINISHED BUSINESS

There were no unfinished business items.

4. OLD BUSINESS

There were no old business items.

V. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

There was no Planning Director's report.

VI. COMMUNICATIONS

Board member Cormier asked if there was any interest in the remaining Planning Board vacancy.

VII. ADJOURN

The meeting adjourned at 7:36 P.M. and went into work session.