

SANFORD PLANNING BOARD MINUTES
MEETING – May 16th, 2018 – 6:30 P.M.
City Hall Annex Third Floor Chambers

MEMBERS PRESENT: Lenny Horr, Chair
John McAdam, Vice Chair
Edward Cormier, Secretary
Dianne Connolly
Jace Clarke

MEMBERS ABSENT: Jennifer Georgius (w/ notice)
Sarah Littlefield (w/ notice)

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

STAFF ABSENT: Barbara Bucklin, Admin. Asst., Planning Department

I. CALL TO ORDER

Chair Horr called the meeting to order at 6:30 P.M.

II. OPENING STATEMENT

Chair Horr overviewed meeting procedures and agenda.

III. MINUTES – March 21, 2018 and June 7, 2017

No minutes available.

IV. HEARINGS and BUSINESS

- 1. Public Hearing and New Business: File #16-18-R:** Sanford Airport Solar, LLC, c/o David Brenneman/Richard Jordan, TRC, 6 Ashley Drive, First Floor, Scarborough is requesting major site plan approval to install a 50-megawatt ground mounted solar electric generation facility on land located at the Sanford Seacoast Regional Airport, and on private and City owned lands to the north of the airport located in Sanford (Tax Map R18A/16 and R22/25, Airport Development Zone; R12/92, 101B, and 103A, R15/39-42, Rural Mixed Use Zone; R18B/3 and 11, Industrial Business Zone; R18/36A, Urban Zone; and R18B/12, Residential Development and Industrial Business (dual zoned) Zone.

Planning Director Della Valle summarized the project and explained that no action will be taken on this item tonight.

Chair Horr opened the public hearing.

Chair Horr asked if the applicant would like to present.

Liz Peyton Project Manager with NextEra Energy and Project Manager for the Sanford Airport Solar Project presented the solar project.

- 50 Megawatt goal
- Spreading the project out to minimize impacts to natural resources & Federal Aviation Administration guidelines
- Perimeter fencing for the solar field
- Location of collection lines
- Grid connection locations
- Overview of permitting requirements
- Federal Aviation Administration & Department of Defense permit approvals
- DEP Permit applications
- Compliance with Utility Scale Ordinance
- Review of action items from Site Plan Review Committee
- Mousam River connection lines

Chair Horr asked if anyone would like to speak in favor of the project; there was no one.

Chair Horr asked if anyone would like to speak that is opposed; there was no one.

Chair Horr continued the public hearing to the next meeting and opened discussion to the Planning Board.

The following was discussed:

- Solid waste disposal
- Conduit lines under Mousam River
- Signage for Connection Lines
- Access road use

Vice Chair McAdam motioned to table.

Member Connolly seconded the motion.

A vote was taken and the motion passed 5:0. (Members Georgius and Littlefield absent)

2. **Old Business: File #999-18-T(3):** The Planning Director is recommending the following revisions to Chapter 280: Zoning Ordinance regarding child care and adult day care services:
 - a. Amend the Land Use Tables to:
 - i. Permit child care homes and/or adult day services homes for fewer than nine (9) clients in the Single Family Residential (SFR) and Residential Development (RD) Zones;
 - ii. Permit adult day services homes for fewer than nine (9) clients in the Rural Residential (RR), Rural Mixed Use (RMU), and Urban (U) Zones;

- iii. Permit with review child care centers or nursery schools and/or adult day services centers for thirteen (13) or fewer clients in the SFR Zone;
 - iv. Permit with review adult day services centers for thirteen (13) or fewer clients in the RR, RMU, RD, Industrial Reuse (IR), and Industrial Business (IB) Zones and to permit the use in the U Zone.
 - v. Allow adult day services centers for thirteen (13) or more clients in the RR and RMU zones as a conditional use, to permit the use with review in the RD, IR, and IB zones, and to permit the use in the U Zone.
- b. Amend the text of the Zoning Ordinance to provide and amend definitions and to adjust text and standards in conformance with the proposed changes to the Land Use Tables. **(This discussion is a continuation of the May 2, 2018 meeting.)**

Planning Director Della Valle summarized the amendment and new changes since the last meeting.

The following was discussed:

- The need for child care in the area
- Clarification of definition of existing structures
- Police and Fire Chief's comments on more than 49 individuals in the daycares
- Clarification of project location and restrictions for these
- Keeping it out of Rural Residential Zone
- Public water and sewer connections
- List of roadway arterials and collectors
- Notification to abutters

Chair Horr motioned to table.

Connolly seconded the motion.

Motion passed 5-0 (Georgius & Littlefield absent)

V. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

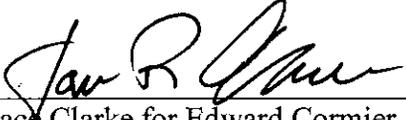
- Calvary Baptist Church proposing three phase project with four modular classrooms
- City Council approved extension of Design Review District and modification for ordinance amendmend for marijuana standards
- Southern Maine Planning & Development Commission annual meeting June 13, 2018
- Walmart site plan contract zone - change signage and exterior painting
Secretary Cormier motioned to delegate review of the change to Staff Review
Vice Chair McAdam seconded the motion
Motion passed 5-0.

VI. COMMUNICATIONS

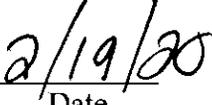
Member Cormier asked about moving flasher lights on Margaret Chase
Michael Casserly said it needs to meet criteria of a flashing light speed meter.

VII. ADJOURN

Chair Horr motioned to adjourn at 8:46 PM
Secretary Cormier seconded the motion.
Motion passed 5-0.



Jack Clarke for Edward Cormier
Secretary, Planning Board



Date