

SANFORD PLANNING BOARD MINUTES
MEETING – June 1, 2016 – 7:00 P.M.
City Hall Annex Third Floor Chambers

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

MEMBERS ABSENT: None

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

STAFF ABSENT: Michael Casserly, Asst. City Engineer (w/notice)

I. CALL TO ORDER

Chair Horr called the meeting to order at 7:00 PM.

II. NEW BUSINESS

1. File #09-16-M: Pleasant River Pine, 563 and 591 New Dam Road, Sanford, Maine.

Chair Horr called for a representative to present the application.

Planner Della Valle explained to the Board that this was a similar application to another non-conforming structure review they previously discussed at a meeting.

CD Armstrong, presenting the application and representing New Dam LLC explained that the lot line currently goes through a building and the applicant would like to adjust the line to the outside of the buildings by approximately a foot to create a less non-conforming use than what is currently there.

Chair Horr confirmed with Planner Della Valle that Shirley, Codes Enforcement Officer was satisfied with this proposal.

Board member Cormier confirmed the direction of the property line change.

Board member Cormier made a motion that the Planning Board accept the following information as the Finding of Facts:

In 2013, the former owner split Lot 25 into Lots 25 and 25D as part of a court ordered consent agreement. The new property line passed through two existing buildings, identified as #4 and #5 on the attached plan. The applicant is now proposing to move that same boundary line further west to include all of buildings #4 and #5 in Lot 25D.

The Code Enforcement Officer provided the attached documentation regarding the consent agreement and confirmation that the parcels are legally nonconforming.

Section 280-24, which regulates the transfer of ownership of legally nonconforming structures, uses, and lots, and Section 280-25.C. allow for the proposed adjustment of the property which continues to identify the existing structures as nonconforming with the required setbacks from the property line if the Planning Board finds that the structures are “in compliance with the setback requirement to the greatest practical extent” but in no case “to increase its nonconformity.”

and find that the reconfigured lot line and existing buildings are in compliance with the setback requirement to the greatest practical extent and does not increase its nonconformity, with the update of moving the line to the southeast both buildings are going to incorporate onto lot 26.

Chair Horr asked if there were any other questions; there were none.

Chair Horr seconded the motion.

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

2. Letter of Support: National Park Service Application.

Chair Horr asked Planner Della Valle to update the Board on this item.

Planner Della Valle told the Board she and Lee Burnett, City Grant Writer are seeking a letter of support for an application they are preparing to the National Park Service for technical assistance to assist the city on developing a city-wide trails plan.

After presenting the background for this letter, Planner Della Valle presented the proposal of having the Chair of the Planning Board sign the letter and then assigning one or more Planning Board members to participate in the stakeholder process.

Board member Connolly asked if horse-riding could be added as a trail usage.

Vice Chair McAdam asked if it was up to the land owner on what they would allow on the trail across their property.

Chair Horr said this is a great opportunity for Sanford.

Vice Chair McAdam and Board member Connolly volunteered to be on the stakeholder committee.

Planner Della Valle read her proposed motion: to authorize the Planning Board Chair to sign the letter, to amend the letter to include an additional bullet to discuss and develop policies for various users including pedestrians, bicycles, ATVs, snowmobiles, horses, and others.

Chair Horr called for a motion.

Board member Cormier made a motion that the Planning Board authorize the Planning Board Chair to both sign the letter of support as amended to design and discuss use of trail for horses, ATVs, snowmobiles, bicyclists, pedestrians, etc. and to designate one or more Planning Board members to participate on its behalf in the stakeholder process.

Vice Chair McAdam seconded the motion.

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

It was decided to designate Board members tonight – Vice Chair McAdam and Board member Connolly.

III. PLANNING DIRECTOR'S REPORT

Chair Horr informed the Board that he has been working with the Bicycle Coalition of Maine to start a demonstration project on William Oscar Emery Drive to show everyone what the road would look like if it was striped properly for bicycling.

Planner Della Valle discussed the following:

- Proposal to move July 6 Planning Board meeting back to June 29
- Adjust meeting start time: It was decided 6:30PM would be the new start time starting June 29
- Discussed the flyer advertising Southern Maine Planning & Development Commission's annual meeting
- Lionel Sevigny project on Main Street in Springvale next to Mikini's
- Gorham Sand & Gravel will be coming in for review
- Remaining Planning Board minutes that need to be typed
- Medical marijuana

IV. MINUTES – September 9, 2015 and April 20, 2016

There were no minutes available for tonight's meeting.

V. ADJOURN

The meeting adjourned at 8:20 P.M.