

**SANFORD PLANNING BOARD MINUTES  
MEETING – June 20, 2018 – 6:30 P.M.  
City Hall Annex Third Floor Chambers**

**MEMBERS PRESENT:** Lenny Horr, Chair  
Dianne Connolly  
Jennifer Georgius  
Jace Clarke

**MEMBERS ABSENT:** John McAdam, Vice Chair (w/notice)  
Edward Cormier, Secretary (w/notice)  
Sarah Littlefield (w/notice)

**STAFF PRESENT:** Elizabeth Della Valle, AICP, Director of Planning & Development  
Michael Casserly, Asst. City Engineer  
Barbara Bucklin, Admin. Asst., Planning Department

**STAFF ABSENT:** None

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**I. CALL TO ORDER**

Chair Horr called the meeting to order at 6:31 PM. The recording started at 6:34 PM.

**II. OPENING STATEMENT**

No opening statement was made.

**III. MINUTES – June 7, 2017 and April 18, 2018**

There were no minutes available for tonight's meeting.

**IV. HEARINGS and BUSINESS**

**1. Public Hearing and New Business: File #17-18-R: Sanford Christian Academy, c/o John Hastings, Trustee, Calvary Baptist Church, 68 High Street, Sanford, Maine.**

The recording started while this item was being discussed.

Before the recording started, Chair Horr asked if anyone present wished to speak either for or against this project or wanted to make general comments. No one spoke neither for nor against the project but Beth Della Valle, Planning Director, read an email from an abutter into the record.

Planner Della Valle explained the reasons this item was tabled at the Site Plan Review Committee. She also informed everyone that the Planning Board could not discuss this item without a recommendation from the Site Plan Review Committee.

Chair Horr made a motion to table this item to a future meeting.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 4-0.

**2. New Business: File #24-18-M: Ed Airey, P.O. Box 284, Sanford, Maine**

Chair Horr called for a representative to speak on the application.

Chair Horr gave the applicant an option to continue having his request heard or table the project to another date because there were only four (4) Board members present. The applicant elected to have his request heard tonight.

Ed Airey, owner of 1 Bennett Court, explained that he was requesting permission to remove an existing porch, which is currently nonconforming, and replace it with a new porch in the same location. He explained why he was making this request.

Chair Horr asked if Board members had any questions for the applicant.

Board member Connolly asked if he was going to revegetate the area. Mr. Airey stated he was planning on replacing some of the plantings but would not encroach further into the roadway.

Chair Horr asked if there were any other questions.

Chair Horr asked what Shirley's, Code Enforcement Officer, concern was. Mr. Airey said he made an error in the size of the porch when he first applied for a permit but realized the actual porch was smaller and has since corrected the dimensions of the porch.

Chair Horr made a motion that the Planning Board accepts the following information:

- That replacement of the existing nonconforming structure with new materials in the same location on Map I26 Lot 21 (One Bennett Court) in the same location as the existing porch is no more nonconforming than what currently exists and meets the setback requirement in the Single Family Residential Zone to the greatest practical extent.

as the Findings of Fact and finds that the replacement porch in the same location is in compliance with the setback requirement to the greatest practical extent and does not increase its nonconformity.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 4-0.

3. **Old Business: File #999-18-T(3): The Planning Director** is recommending revisions to Chapter 280: Zoning Ordinance regarding child care and adult day care services.

Chair Horr called for a representative to speak on the application.

Planner Della Valle said due to not having full, or close to full, Board attendance and due to the fact that she would like to speak to the city's attorney regarding the Chief of Police comments, she recommends this item stay on the table.

Board member Connolly made a motion to table this item until the next meeting.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 4-0.

## V. OTHER BUSINESS

### 1. PLANNING DIRECTOR'S REPORT

Planner Della Valle:

- a) Shared a Zoning Board of Appeals denial letter.
- b) Informed the Board of two zone change request applications coming up
  - i. Jagger Mill Road
  - ii. Portion of approved contract zone preapproved for a hotel

## **VI. COMMUNICATIONS**

- Updates on Stenton Trust Mill
- Brownfields grant award
- Sanford 7-11
- Meeting scheduling

Chair Horr made a motion to look at July 11, August 8, August 22, and August 29 as potential dates for a Planning Board meeting.

Board member Clarke seconded the motion.

A vote was taken and the motion passed 4-0.

## **VII. ADJOURN**

The meeting adjourned at 7:06 P.M.