

**SANFORD PLANNING BOARD MINUTES**  
**MEETING – June 29, 2016 – 6:30 P.M.**  
**City Hall Annex Third Floor Chambers**  
Amended  
**Amended with Corrections**

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

**MEMBERS ABSENT:** Edward Cormier, Secretary (w/notice)

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

**STAFF ABSENT:** None

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**I. CALL TO ORDER**

Chair Horr called the meeting to order at 7:15 PM. Chair Horr overviewed meeting procedures.

**II. PUBLIC HEARINGS**

1. **File #999-15-T(7): The Planning Director is requesting** that the Planning Board hold a public hearing on the first of three sets of proposed amendments to update Chapter 280: Zoning and eliminate Chapter 272: Site Plan Review.

Chair Horr called for a representative to present the application.

Planner Della Valle explained the following updates that she will be doing:

- Where it will be posted online
- Remove Chapter 280 and 272 from the one-code reference
- Reformat the document, create live links within the document

Planner Della Valle recommended the Board hold the public hearing, keep the public hearing open, have substantive discussion and then table the item to the next Board meeting due to additional numbering issues she found while reviewing the ordinance for this amendment.

She said she has been working with David Joy; Shirley Sheesley, Codes Enforcement Officer; and Dave Parent, Superintendent, Sanford Water District to address their concerns, adjustments and clarifications.

Chair Horr opened the public hearing.

David Joy explained why he supported having the design standards reviewed separately rather than having the standards as part of the ordinance.

There was also discussion on the member composition of the Design Review Committee; whether or not you could legislate design; and potential future changes to the current standards/guidelines

Chair Horr tabled the public hearing until the next meeting.

### **III. NEW BUSINESS**

- 1. File #999-15-T(7): The Planning Director is requesting** that the Planning Board hold a public hearing on the first of three sets of proposed amendments to update Chapter 280: Zoning and eliminate Chapter 272: Site Plan Review.

Planner\* Della Valle presented some of the proposed changes:

- Shall vs. will
- Future amendments that will be done in stages
- Current membership of the Design Review Committee
- Changing membership structure of the Site Plan Review Committee
- Eliminating setback requirements for agricultural buildings in the Rural Residential district
- 20' minimum setback in the Urban Zone
- Land Use Tables

Discussion took place on the following topics to look into:

- Tourist rental items (RVs, ATVs, etc)
- Solar panels on residences, wind generators (turbines) in general

### **IV. OLD BUSINESS**

There were no old business items.

### **V. PLANNING DIRECTOR'S REPORT**

- Planning Board members will be receiving iPads
- Newspaper article to recruit new Planning Board members
- Update on medical marijuana
- Update on Gorham Sand & Gravel
- Determine meeting dates to hear ordinance amendments and the Gorham Sand & Gravel application

### **VI. MINUTES – September 16, 2015**

Vice Chair McAdam made a motion to accept the September 16, 2015 minutes as written.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 3-0-2 (Board members Georgius and Littlefield abstained because they were not Board members at this time).

### **VII. ADJOURN**

The meeting adjourned at 9:43 P.M.

\*Amended: Corrected title for Ms. Della Valle