

SANFORD PLANNING BOARD MINUTES
MEETING – June 13, 2019 – 6:30 P.M.
City Hall Annex Third Floor Chambers

MEMBERS PRESENT:Jennifer Georgius, Chair
Lenny Horr, Vice Chair
Jace Clarke, Secretary
John McAdam
Dianne Connolly
Elizabeth Kilkenny
Thomas Morgan

MEMBERS ABSENT: None

STAFF PRESENT: Elizabeth Della Valle, AICP, Director of Planning &
Development
Joseph Scala, Planner
Michael Casserly, Asst. City Engineer (Arrived at 6:33 PM)
Barbara Bucklin, Admin. Asst., Planning Department

STAFF ABSENT: None

I. CALL TO ORDER

Chair Georgius called the meeting to order at 6:30 PM.

II. OPENING STATEMENT

Chair Georgius read the opening statement and agenda.

III. MINUTES – May 15, 2019 and April 18, 2018

May 15, 2019

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

Board member McAdam seconded the motion.

Motion passed 7-0.

April 18, 2018

Board member McAdam made a motion to accept the minutes as written.

Board member Connolly seconded the motion.

Motion passed 5-0-2 (Board members Kilkenny and Morgan abstained because they were not on the Board at that time).

Zach Boston, 39 Great Works Drive made the following comments:

- Thanked the Planning Board for their time and effort;
- During the original approval, the applicant spoke of providing stories for their campers; Mr. Boston's story formed through this process is money can assist in receiving approval;
- DEP sent notice of violation; from what he can tell, most of the project is completed but the applicant still has not received DEP approval;
- Planning Board consider adding additional wording to the conditions of approval that would make the conditions more binding.

Charles Jones, 25 Great Works Drive wanted to make sure the fence would be lifted a foot off the ground.

Chair Georgius asked if anyone else present would like to speak; there was no one.

Chair Georgius asked if the applicant would like to address the comments made.

Nash Abdrabo, applicant added the following:

- Addressed the DEP discussion and explained why the work continued without DEP approval;
- Feels they have been very supportive to make sure neighbors and community are reasonably accommodated;
- Thanked the Planning Board for their support.

Chair Georgius closed the public hearing.

Planning Board went into discussion:

Board member Kilkenny recommended an addition to the conditions – requiring the fence be raised a foot above the ground.

Board member Connolly asked if the length of the fence needed to be defined.

Planning Director Della Valle reviewed and finalized the Findings of Fact for Huttopia Sanford Properties, LLC

Member McAdam made the following motion:

Motion: The Planning Board accepts the information in the June 5, 2019 Summary Report and the June 13, 2019 Site Plan Review Committee recommendation to the Planning Board, and finds that the proposed amendments to the application for File #45-18-R to make minor changes to the previously approved site plan for Huttopia, located on Sand Pond Road, has satisfied the requirements of §280-16-6-7 and of Major Site Plan, subject to the following conditions:

Chair Georgius called for a representative to present the project.

Chris DiMatteo, Gorrill Palmer, representing the applicant presented an overview of the plan:

- Approximately a 1.9 acre site, previously part of an approved subdivision (contract zone)
- One commercial building housing two restaurants, one with a drive-thru, and medical/office units
- One apartment building, 3-story with 12 apartments
- Landscape plan
- Location of propane gas tanks, pump station
- Requesting 3 waivers: 2 from subdivision submission requirements, 1 from open space requirement

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

Chair Georgius asked if anyone would like to speak in opposition of the project.

Brian McEwen of 18 Country Club Rd 1 spoke in opposition of the project because it is so close to his home and mentioned the following:

- Effect to his well water from recent construction
- Traffic has already exceeded the study amount
- Trash issues in the area
- Safety concern for children on the road

Chair Georgius asked if anyone is for or against the project; there was no one.

Planning Director Della Valle read Brian McEwen's written comments into the record.

Tim Dumont spoke for TPD Construction on the following topics:

- Building will be at market rate
- Target audience for these apartments
- Maintenance of current properties in Sanford/Springvale
- Landscaping will be extensive

Steve Dumont responded to abutters concerns.

Chair Georgius asked if anyone else is for or against the project; there was no one.

Chair Georgius closed the public hearing.

Chair Georgius opened discussion with the Planning Board.

4. File #999-19-T(3): The City of Sanford is proposing amendments to these sections of Chapter 280: Zoning – Administrative Elements; Accessory Apartment; Single-Family Conversion to Two-Family; Design Review Committee; and Site Plan Classification, Submission, Approval Standards.

Planning Director Della Valle summarized the three major topics:

- 1) Accessory apartments and single family home conversions to two-family units
- 2) Changes in Site Plan threshold
- 3) Changes to Site Plan submission requirements for gravel pits

Chair Georgius asked if anyone was there to speak against the proposal; there was no one.

Chair Georgius asked if any was there for or against the proposal; there was no one.

Chair Georgius asked if anyone was there to speak for or against the proposal.

Chris Genest from Genest Concrete commented on the proposal:

- Current ordinance is arbitrary
- Proposed workshop to rework ordinance

Wendy Stiles 301 Twombly Road Sanford

- Spoke of concerns with the gravel pit that abuts her property

All listed below mentioned they agreed with the idea to the proposed workshop.

Mark Curtis - Gorham Sand & Gravel

Tom Shaw - Gorham Sand & Gravel

David Houle - Apache Campground

Larry Grondin - RJ Grondin & Sons

Matt Pepin - Pepin Concrete

Chair Georgius closed the public hearing and opened up discussion with the Planning Board.

Discussion took place on the following:

- Definition of clarity & standards for applications
- Environmental impacts of gravel pits
- Expectations of the five year span
- Resident Impact
- Impact of drop dead date
- Mineral Extraction separation from current ordinance
- Renewal or new permit

Chair Georgius motioned to remove mineral extraction from the other proposed amendments.

Vice-Chair Horr seconded the motion.

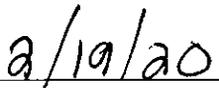
Chair Georgius reminded the Board about the attendance policy in the by-laws.

VII. ADJOURN

The meeting adjourned at 10:23 P.M. and went into work session.



Jace Clarke
Secretary, Planning Board



Date