

**SANFORD PLANNING BOARD MINUTES
MEETING – July 20, 2016 – 6:30 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
Michael Casserly, Asst. City Engineer
David Parent, Superintendent, Sanford Water District

STAFF ABSENT: None

I. CALL TO ORDER

Chair Horr called the meeting to order at 6:30 PM. He then went over the procedure for tonight's meeting.

II. PUBLIC HEARING

1. **File #08-16-RU: Tom Shaw, Gorham Sand & Gravel**, c/o Dana Libby, PLS, Corner Post Land Surveying, Inc., 600 Main Street, Springvale, Maine.

Chair Horr called for a representative to present the project.

Michael Traister, an attorney and partner with the firm Murray, Plumb, & Murray, the applicant's counsel stated that Gorham Sand & Gravel is asking to renew their current operations at Libby Pit on Bernier Road and overviewed the current request and briefly stated the previous approvals that took place for this property.

Chair Horr asked if anyone else would like to speak on behalf of Gorham Sand & Gravel.

Mark Curtis, Gorham Sand & Gravel General Manager told the Board he and his representatives would be happy to answer any questions the Board may have.

Chair Horr asked if anyone present is willing to speak on behalf of the project by show of hands.

Chair Horr asked if anyone present is opposed to the project.

Chair Horr asked if anyone present is neither for nor opposed but would like to make a comment.

Chair Horr began comments with proponents of the project.

James Roux, President of Maine Snowmobile Club in Sanford spoke in favor of the project and stated why.

James Langlais, employee of Gorham Sand & Gravel spoke in favor of the project and stated why.

Chair Horr then called for comments from opponents of the project.

David Houle, representing Apache Campground spoke of the relationship history between the campground and the previous owners, as well as the current owners and how issues that came up were dealt with.

Gloria Pasquini, resident of Alfred and trustee on the board for Estes Lake Association is asking the Planning Board to place restrictions on the applicant's operations.

Al Berard, resident of Bernier Road/New Dam Road went on record to support Apache Campground and asked the Board to consider putting restrictions on the applicant's operations.

Chair Horr asked if anyone else would like to speak in opposition to the application; there was no one.

Chair Horr asked if anyone present would like to make general comments regarding the application; again, there was no one.

Chair Horr asked if a representative from Gorham Sand & Gravel would like to answer any questions raised by the residents.

Tom Shaw, President of Gorham Sand & Gravel explained how the operations were run and addressed the noise complaints.

Mark Curtis explained the reason for the early start times and what Gorham Sand & Gravel has done to lessen the noise from the pit area.

Beth Della Valle, Planning Director informed the Board as to why the Site Plan Review Committee (SPRC) tabled the application at their meeting and updated the Board on what the applicant and staff has been working on to date. She then reminded the Board that they could not take action on the application since the SPRC did not make any recommendation on the project.

Discussion took place on the review process, whether or not this was a renewal of an approved application or a new application, and the possibility of a site walk.

The Board wanted to hear comments from the water district tonight.

Dave Parent, Superintendent of the Sanford Water District clarified some comments made about there being no changes since the last approval. Mr. Parent stated a new public water supply was created on Bernier Road so stating there were no changes is inaccurate.

Mr. Parent answered questions from the Board about where the water source goes, the water level, and his concern for importation of materials by the applicant.

The Board decided a site walk was not needed at this time.

Discussion took place on water quality and groundwater monitoring.

The issue of whether or not this was a new approval or a renewal of an existing permit came up again. Mr. Traister stated his clients disputed the assessment of this being a new permit and explained the reasoning for the dispute.

Chair Horr stopped the public hearing this evening.

Board member Cormier made a motion to table the public hearing until further notice to a date yet to be determined.

Board member Connolly seconded the motion.

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

III. NEW BUSINESS

- 1. File #08-16-RU: Tom Shaw, Gorham Sand & Gravel, c/o Dana Libby, PLS, Corner Post Land Surveying, Inc., 600 Main Street, Springvale, Maine.**

No action was taken on this item. See discussion under public hearings.

IV. OLD BUSINESS

There were no old business items.

V. APPROVAL OF MINUTES

There were no minutes scheduled for approval.

VI. PLANNING DIRECTOR'S REPORT

Staff member Della Valle passed out information pertaining to 636 Main Street, a previously approved application. There are some changes being proposed and asked the Board what level of review they would recommend.

The Board recommended the project be reviewed by the SPRC.

Ms. Della Valle updated the Board on future projects that will be coming before the Board and informed the Board the Council adopted the medical marijuana ordinance.

VII. ADJOURN

The meeting adjourned at 8:24 P.M.