

**SANFORD PLANNING BOARD MINUTES  
MEETING – August 1, 2018 – 7:00 P.M.  
City Hall Annex Third Floor Chambers**

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

**MEMBERS ABSENT:** Jace Clarke (w/notice)  
Sarah Littlefield (w/notice)

**STAFF PRESENT:** Michael Casserly, Asst. City Engineer  
Barbara Bucklin, Admin. Asst., Planning Department

**STAFF ABSENT:** Elizabeth Della Valle, AICP, Director of Planning & Development  
(w/notice)

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**I. CALL TO ORDER**

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

**II. OPENING STATEMENT**

No opening statement was made.

**III. MINUTES – July 18, 2018**

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

Board member Georgius seconded the motion.

A vote was taken and the motion passed 3-0-2 (Board members McAdam and Cormier abstained as they were not at the meeting).

**IV. HEARINGS and BUSINESS**

**1. Public Hearing and New Business: File #27-18-R: Edwin Sevigny, c/o Joe Stanley, PLS, LinePro Surveying, 455 Main Street, Springvale, Maine.**

Chair Horr opened the public hearing then asked for a representative to present the project.

Kevin Sevigny, applicant described their business then explained their proposal.

Chair Horr asked the applicant if they came up with an agreement to meet the Design Review Committee's (DRC) recommendations.

Joe Stanley, LinePro Surveying, representing the applicant told the Board what the applicant was doing to meet the recommendations. Mr. Stanley also stated the applicant has made changes that also satisfied the Sanford Water District's concerns.

Mike Casserly, Assistant City Engineer, read the DRC's recommendations. Mr. Stanley pointed out the changes on the plan that addressed these.

Board member Connolly asked about lighting.

Chair Horr asked if anyone present would like to speak in favor of the application; there was no one.

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

Chair Horr closed the public hearing.

Chair Horr asked if the Board had any more comments.

Board member Connolly asked what the applicant was doing to protect the aquatic and wild life in the area.

The Board went over the Finding of Facts.

**Chapter 280-13-5.1.3 ...will not cause water pollution, sedimentation...; 280-13-5.1.4 ...will not create unhealthful conditions.**

Vice Chair McAdam made a motion to accept these standards because they have been met with conditions.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.8 Water supply; 280-16-7.10 Utilities.**

Chair Horr made a motion to accept these standards because they have been met.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.2 Access to the site; 280-16-7.3 Access into the site; 280-16-7.4 Internal vehicular circulation; 280-16-7.5 Pedestrian circulation.**

Vice Chair McAdam made a motion to accept these standards because they have been met.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.6 Stormwater management; 280-16-7.7 Erosion control.**

Board member Connolly made a motion to accept these standards because they have been met with conditions.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.9 Sewage disposal; 280-16-7.12 Groundwater protection.**

Board member Georgius made a motion to accept these standards because they have been met with conditions.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-13-5.1.1 ...will not place a burden on municipal services.**

Vice Chair McAdam made a motion to accept this standard because it has been met.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.15 Landscaping; 280-16-7.18 Buffering.**

Board member Connolly made a motion to accept these standards because they have been met with conditions.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-13-5.1.8 If located in the Shoreland Overlay Zone...; 280-16-7.11 Natural features; 280-16-7.16 Shoreland relationship; 280-16-7.11.19 Airport encroachment.**

Chair Horr made a motion that these standards are not applicable.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-13-5.1.7 ...has no characteristics that are atypical of the general category of use.**

Vice Chair McAdam made a motion to accept this standard because it has been met.

Board member Connolly seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.1 Utilization of the site.**

Vice Chair McAdam made a motion to accept this standard because it has been met.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-13-5.1.5 ...will not create nuisances to neighboring properties.**

Board member Connolly made a motion to accept this standard because it has been met.

Board member Georgius seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-13-5.1.6 ...location...has no peculiar physical characteristics...**

Board member Georgius made a motion to accept this standard because it has been met.

Chair Horr seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.13 Exterior lighting.**

Board member Connolly made a motion to accept this standard because it has been met.

Vice Chair McAdam seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.14 Solid waste disposal.**

Vice Chair McAdam made a motion to accept this standard because it has been met.

Chair Horr seconded the motion.

A vote was taken and the motion passed 5-0.

**Chapter 280-16-7.17 Technical and financial capacity.**

Board member Connolly made a motion to accept this standard because it has been met.

Vice Chair McAdam seconded the motion.

A vote was taken and the motion passed 5-0.

Chair Horr called for a motion.

Board member Cormier made a motion that the Planning Board accept the information in the July 13, 2018 Summary Report and in the Findings of Fact (above) and recommend that the application file #27-18-R to construct a 6,480 sf expansion and associated site improvements to 42 Railroad Avenue, has satisfied the requirements of §280-16-6.7, grant approval of the Major Site Plan and Conditional Use, and authorize the issuance of a building permit subject to the following conditions:

1. The applicant shall provide 3 copies of the revised plans and documents, along with digital files of the revised material, to the Planning Department including:

- a. Documentation including the points required in the City's wellhead protection standards;
  - b. Revised site plan to provide secondary containment for stored processed oil;
  - c. Revised site plan to provide detail for riprap at the top of the slope;
  - d. Documentation that indicated the applicant will contact the Sanford Sewerage District if there are any spills of the processed oil (notify Sanford Regional Communications if the spill is discovered after normal business hours); and
  - e. Revised plans, as necessary, to comply with recommendations of the Design Review Committee.
2. That all review fees have been paid.
  3. The applicant shall provide a preconstruction Conference with the Code Enforcement Department and Assistant City Engineer.

Chair Horr seconded the motion.

A vote was taken and the motion passed 5-0.

## **V. OTHER BUSINESS**

### **1. UPDATE ON OLD MILL ROAD/ROUTE 109 INTERSECTION CLOSURE**

Mike Casserly, P.E., Assistant City Engineer informed the Board that the Public Works Department has begun construction at this intersection to accommodate a traffic light that will be installed in the upcoming months. The road construction should last approximately two (2) weeks.

## **VI. COMMUNICATIONS**

There were no communications brought up at tonight's meeting.

## **VII. ADJOURN**

The meeting adjourned at 8:32 P.M.