

**SANFORD PLANNING BOARD MINUTES
MEETING – September 6, 2017 – 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
Jace Clarke (arrived at 6:45 P.M.)

MEMBERS ABSENT: Jennifer Georgius (w/notice)

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

STAFF ABSENT: None

I. CALL TO ORDER

Chair Horr called the meeting to order at 6:35 PM.

II. OPENING STATEMENT

No opening statement was made.

III. MINUTES – April 6, 2016; May 17, 2017; and June 21, 2017

April 6, 2016

Chair Horr called for a motion on the minutes.

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

Chair Horr seconded the motion.

A vote was taken and the motion passed 3-0 (Board member Connolly abstained from the vote because she was not at the meeting and Board member Littlefield abstained from the vote because she was not a Board member at this time.)

May 17, 2017 and June 21, 2017

Chair Horr called for a motion.

Board member Cormier made a motion to accept both sets of minutes as written.

Board member Littlefield seconded the motion.

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

IV. HEARINGS and BUSINESS

A. PUBLIC HEARINGS & NEW BUSINESS

- i. **Public Hearing Item: File #999-17-T(1): The Planning Director is**

recommending the following revision to the City's zoning map.

Chair Horr called for a representative to present the project, which is a continuation of the public hearing from July 19, 2017 meeting.

Beth Della Valle, Planning Director, gave a brief history of the project which had an approved contract zone that has expired with the City. The contract was to build a forty-four (44) unit age-restricted development.

Ms. Della Valle stated that the approved contract zone is dead and the City Council has to officially notice the property owner about removing the contract zone from the property. The proposal in front of the Planning Board is to make a recommendation to the City Council to rezone this property to Residential Development (RD) instead of reverting it back to Industrial Reuse (IR) and explained why.

Chair Horr asked if anyone would like to speak about this application.

Gene Cormier, Mill Station Realty Trust bought the property with the contract zone in place. He said if the City changes the zoning, it will reduce the value of the land so much that the demolition expense will affect any income he has.

Vice Chair McAdam asked Mr. Cormier why the property would devalue by changing the zone.

Mr. Cormier said that residential property is valued much less than commercial property.

Vice Chair McAdam confirmed with Mr. Cormier that the contract zone was for condominiums, which is a residential use.

Gary Samia, realtor with Century 21, representing the applicant further explained why the property zone change would hurt his client financially.

Chair Horr asked if anyone else wished to speak on this application; there was no one.

Chair Horr asked if anyone wished to speak either for or against this application; again there was no one.

Chair Horr closed the public hearing.

Board member Cormier asked what the block was for not going forward with the project. Mr. Samia said the market crashed.

Discussion took place on the following:

- Length of time property has been on the market
- Number of years the property has been unused/undeveloped
- Path of redevelopment of the property/placarding of the current building
- Reasoning for changing the zone to Residential Development (RD),
 - Number of housing units that could be built on this property
 - Notice of termination of the contract, process of rezoning, and how the recommendation for this rezoning came about
 - Allowable uses for IR zone and what would trigger Planning Board review

After hearing the list of uses, Board member Cormier stated he had no issues with leaving the zone as IR. Discussion followed.

Vice Chair McAdam asked how many properties in that area are zoned IR (this is the only property); different versions of recommendations to bring to the Council for their review and approval (i.e. recommend the zone remain IR but the PB strongly urges a community-based use) were discussed.

Planner Della Valle offered a third option for a recommendation to bring to the City Council which is to fully terminate the contract zone, leave as IR with intention to leave property as problematic and leave option to have property become a legal spot zone.

Board member Connolly asked what the prior uses were for this property aside from the lumber company.

Board member Clarke said he was concerned with changing it to RD because he felt the change would limit uses of the property and a contract zone could be obtained to have a residential use.

Chair Horr felt there needed to be some balance between not having the owner go in debt to demolish the building and the city's interest in the redevelopment of this property.

Planner Della Valle asked the Board how they felt about the third option she proposed earlier; discussion followed on timeframe to determine rezoning of this property and clarification of how this option could affect marketing the sale of the property.

Mr. Cormier asked how long a Planning Board approval was good for; Ms. Della Valle stated until the City Council changes it.

Chair Horr polled the Board on how they wanted to proceed with their vote.

Board member Clarke didn't like the idea of this property being the first property the city chooses to potentially use legal spot zoning on and explained why.

Board member Connolly said she liked the idea of mixed use, but she is willing to give the third proposal a chance.

Chair Horr, Vice Chair McAdam, and Board members Littlefield and Cormier were fine with the new proposed option.

Board member Cormier made a motion to table the item to the next Planning Board meeting to allow Planner Della Valle time to write up the new recommended motion.

Board member Connolly seconded the motion.

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

V. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

Planner Della Valle reminded the Board of the date of the WHC (Workforce Housing Charrette) being held on 9/26 and 9/28 and encouraged the Board to attend.

VI. COMMUNICATIONS

VII. ADJOURN

The meeting adjourned at 7:40 P.M. and went into work session.