

**SANFORD PLANNING BOARD MINUTES
MEETING – October 19, 2016 – 6:30 P.M.
City Hall Annex Third Floor Chambers**

MEMBERS PRESENT: Lenny Horr, Chair
John McAdam, Vice Chair
Dianne Connolly
Edward Cormier
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 6:33 PM. Chair Horr overviewed meeting procedures.

II. PUBLIC HEARINGS

1. File #15-16-RU: Betsey Davis, 301 Clarks Woods Road, Lyman, Maine.

Chair Horr called for a representative to present the application.

Betsey Davis, the applicant said she is requesting conditional use approval to move her outpatient mental health counseling practice from her current location in Sanford to this location at 17 Spencer Hill Road to provide better access for her patients.

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

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

Chair Horr asked if anyone present would like to make comments neither for nor against; again, there was no one.

Chair Horr closed the public hearing.

Planner Della Valle updated the Board on the Site Plan Review Committee's (SPRC) review of this project at their meeting held on October 18.

2. File #16-16-R: Marc Motors, c/o Richard R. Lundborn, P.E., CLD Engineers, 316 U.S. Route 1, York, Maine.

Chair Horr called for a representative to present the application.

Rick Lundborn, CLD Engineers, representing the applicant presented an overview of the project:

- Erect a Chrysler dealership first, then move their Nissan dealership once the Chrysler dealership is established.
- Carwash building will be located towards the back of the property
- Stormwater design; waiting for DEP review and comments/approval
- Traffic movement permit from MDOT has been received
- Landscape plan

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 in opposition of the application; there was no one.

Chair Horr asked if anyone present would like to make comments neither for nor against the application; again, there was no one.

Chair Horr closed the public hearing.

- 3. File #17-16-R: 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 application.

Mark Curtis, Gorham Sand & Gravel briefly explained their request for an amendment to their approval.

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

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

Chair Horr asked if anyone present would like to speak neither for nor against the application; again, there was no one.

Chair Horr closed the public hearing.

III. NEW BUSINESS

- 1. File #15-16-RU: Betsey Davis, 301 Clarks Woods Road, Lyman, Maine.**

Chair Horr opened the item for discussion.

Planner Della Valle said the SPRC reviewed this application and recommended the project to the Board with some conditions.

Planner Della Valle briefed the Board on her conversation with an attorney regarding a process for approving/voting on the Findings of Fact for projects.

She also said that she supports the SPRC's recommendation of this project.

Chair Horr asked if there were any questions from Board members.

Board member Connolly asked where lead paint was located based on addendum 25 in the broker disclosure of the purchase and sale agreement. One of her concerns was lead paint in the soil. Ms. Davis said she does not believe this will be an issue because the building is in good shape, she plans to do some renovations inside the building, and children will be allowed in a specific area only.

There were no further questions from the Board.

The Board then went over the Findings of Fact:

Chapter 280-16-7.1 Utilization of the site – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.2 Access to the site – standard has been met.

Chair Horr confirmed there would not be a lot of additional traffic on this road.

Chapter 280-16-7.3 Access into the site – standard has been met with conditions.

Board member Connolly asked if the applicant was planning on removing the vegetation for sight distance herself.

Chapter 280-16-7.4 Internal vehicular circulation – standard has been met.

Chair Horr confirmed there was a letter from the Fire Department stating there was adequate room for their trucks.

Chapter 280-16-7.5 Pedestrian circulation – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-16-7.6 Stormwater management – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-16-7.7 Erosion control – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-16-7.8 Water supply – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.9 Sewage disposal – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.10 Utilities – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.11 Natural features – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.12 Groundwater protection – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.13 Exterior lighting – standard has been met.

Board member Cormier confirmed exterior lighting will be contained on the site.

Chapter 280-16-7.14 Waste disposal – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.15 Landscaping – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-16-7.16 Shoreland relationship – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-16-7.17 Technical and financial capacity – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.18 Buffering – standard has been met.

Board member Cormier confirmed that light would be buffered from both directions.

Chapter 280-16-7.19 Airport encroachment – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-13-5.1.1 ...will not place a burden on municipal services – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-13-5.1.2 ...will not create hazards to vehicular or pedestrian traffic – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-13-5.1.3 ...will not cause water pollution, sedimentation, or erosion, contaminate any water supply or reduce the capacity of the land to hold water – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-13-5.1.4 ...will not create unhealthful conditions – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-13-5.1.5 ...will not create nuisances to neighboring properties – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-13-5.1.6 ...location ...has no peculiar physical characteristics ...which will create or aggravate adverse environmental impacts – standard has been met.

Chair Horr asked how long the building has been on the property.

Board member Connolly asked where the applicant was planning on putting the snow storage.

Chapter 280-13-5.1.7 ...has no characteristics that are atypical of the general category of use – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-13-5.1.8 If located in the Shoreland Overlay Zone ...will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat; will conserve shoreland vegetation; will conserve visual points of access to waters as viewed from public facilities; will conserve actual points of access to waters; will conserve natural beauty; and will avoid problems associated with floodplain development and use – standard is not applicable.

There was no discussion by the Board for this standard.

Chair Horr called for a motion on the Findings of Fact.

Board member Cormier made a motion to approve the Findings as read.

Chair Horr seconded the motion.

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

Chair Horr called for a motion on the application.

Board member Georgius made a motion that the Planning Board accept the information in the Site Plan Review Committee Recommendation to Planning Board dated October 18 and 19, 2016 and the Findings of Fact and find that the application file #15-16-RU to use the existing vacant Odd Fellows Hall at 17 Spencer Hill Road as office space for outpatient individual/family therapy space on a part-time basis has satisfied the requirements of §280-16-6-7 and §280-13-6, grant approval of the requested waivers (Chapter 280-16-6.7.2.1.2; 280-16-6.7.2.2.2-11 and 280-16-6.7.2.3-10) and of Conditional Use/Site Plan, and authorize the issuance of a building permit subject to the following conditions:

1. That any and all review fees have been paid.
2. That the applicant add pavement under the handicap parking space and provide a sign.
3. That the applicant examine the low spot at the end of the driveway and, if appropriate, add some good gravel and provide a 2' paved apron along a strip of the road without directing drainage onto neighboring properties.
4. That the applicant remove brush saplings and some low-hanging branches that obstruct sight distance.
5. That the applicant add a lamppost at the end of the driveway that will be controlled along with proposed flood lights for the parking area.
6. That any construction be in compliance with any and all building codes.

Vice Chair McAdam seconded the motion.

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

The Board confirmed they were satisfied with granting the requested waivers.

2. File #16-16-R: Marc Motors, c/o Richard R. Lundborn, P.E., CLD Engineers, 316 U.S. Route 1, York, Maine.

Chair Horr opened the item for discussion.

Planner Della Valle said the SPRC reviewed this application and recommended the project to the Board with conditions.

Chair Horr confirmed with the applicant that the future location of the Nissan dealership will be grassed in until this building is ready for construction.

Chair Horr asked the timeframe for construction on the Chrysler/Dodge dealership building.

Planner Della Valle recommended the Board add another condition regarding the outcome of an outside agency's completed review.

Discussion took place on the following topics:

- what was under the slab of cement currently on the property
- missing abutter name and address in applicant's submittal
- if the tall flagpole and large flag will be transferred to the new property
- addition of a 'No left turn' sign at exit of property
- DOT traffic light upgrade project phasing
- Main Street entrance traffic flow
- If future carwash is for dealership use only
- The threatened Northern Long-eared Bat species
- Tree-for-tree replacement
- If the water valves that are on site will remain; what will be done with them if removed
- If any work will be done in the shoreland zone

The Board went over the Findings of Fact:

Chapter 280-16-7.1 Utilization of the site – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.2 Access to the site – standard has been met.

Discussion took place on the left-hand turn traffic movement onto Main Street.

Chapter 280-16-7.3 Access into the site – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.4 Internal vehicular circulation – standard has been met with condition.

There was no discussion by the Board for this standard.

Chapter 280-16-7.5 Pedestrian circulation – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.6 Stormwater management – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.7 Erosion control – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.8 Water supply – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.9 Sewage disposal – standard has been met with condition.

There was no discussion by the Board for this standard.

Chapter 280-16-7.10 Utilities – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.11 Natural features – standard has been met.

Discussion took place on why the pine trees were being removed from the site.

Chapter 280-16-7.12 Groundwater protection – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.13 Exterior lighting – this standard has been met.

Discussion took place on where the lights would be placed on the property/building.

Chapter 280-16-7.14 Waste disposal – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.15 Landscaping – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.16 Shoreland relationship – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.17 Technical and financial capacity – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.18 Buffering – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.19 Airport encroachment – standard has been met with condition.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (a) Will maintain safe and healthful conditions – standard has been met.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (b) Will not result in water pollution, erosion, or sedimentation to surface waters – standard has been met.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (c) Will adequately provide for the disposal of all wastewater – standard has been met.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (d) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat – standard has been met.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (e) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters – standard has been met.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (f) Will protect archaeological and historic resources as designated in the Comprehensive Plan – this standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (g) Will not adversely affect existing commercial fishing activities – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (h) Will avoid problems associated with floodplain development and use – standard has been met.

There was no discussion by the Board for this standard.

Chapter 270-4-5.A (i) Is in conformance with the provisions of §270-13, Land Use Standards – standard has been met.

There was no discussion by the Board for this standard.

Chair Horr called for a motion.

Board member Cormier made a motion that the Planning Board accept the information in the Site Plan Review Committee Recommendation to Planning Board dated October 18 and 19, 2016 and in the Findings of Fact and find that the application File #16-16-R to construct two car dealership buildings of approximately 22,252 s.f. on the former Vishay Sprague Manufacturing Center has satisfied the requirements of the findings §280-16-16-7, §280-15-

2, and §270-16.D and authorize the issuance of a building permit subject to the following conditions:

1. That any and all review fees have been paid.
2. Add the Shoreland zone to the revised final site plan.
3. Add a detail for the required oil/grit separators for sewerage leaving the carwash to the satisfaction of the Sanford Sewerage District on the revised final site plan.
4. Limit the height of the Nissan Dealership building to no more than 28' or get a variance from the FAA.
5. That sheet C6 be revised to label the turning radius.
6. Large truck deliveries will be required to enter the site from Main Street and exit via Jagger Mill. A sign directing large truck deliveries to the Main Street entrance will be provided by the applicant.
7. The applicant provide a letter from an engineer referencing the hydro-cad analysis.
8. The applicant provide an autocad plan of boundary and engineering information, keyed to the Maine State Coordinate System.
9. That the applicant shall pay operational as well as purchase and installation costs for the street lamp proposed on Jagger Mill.
10. The applicant will adjust the access aisles in the proposed parking lot to line up with the driveway to Tractor Supply.
11. The applicant will check and maintain required site distance for Jagger Mill Road intersection.
12. The hatch symbol will be added to the legends on sheets C-0 and C-1.
13. The applicant will organize a preconstruction meeting with the Code Enforcement and Public Works Departments and establish an escrow for field inspections.
14. The applicant will provide a copy of the Site Location permit to see if it requires changes to the site plan and will return to the Planning Board and if it's minor provide it at staff level review.
15. The applicant shall provide 5 copies of the revised final plans to the Planning Department.
16. Any construction shall be in compliance with any and all building codes.

Board member Littlefield seconded the motion.

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

(The Board took a five minute break.)

3. **File #17-16-R: Tom Shaw, Gorham Sand & Gravel, c/o Dana Libby**, PLS, Corner Post Land Surveying, Inc., 600 Main Street, Springvale, Maine.

Planner Della Valle apologized for the condition the packet for this application was distributed to both the applicant and the Planning Board.

Planner Della Valle gave an overview on the past review of this project over the last couple of months:

- Define the mounts of offsite material to be located in specific areas designated on the plan
- Importation of materials and where they will be stockpiled onsite
- Recommendations of revisions for some of the original conditions approved on August 31, 2016
- Groundwater monitoring plan
- Amendments to sheets S2, C11, C21

Planner Della Valle said the SPRC went through the items in detail and made a recommendation to the Planning Board for approval of an amended site plan as long as the issues that were raised, discussed, and modified were addressed.

David Parent, Superintendent, Sanford Water District handed out his review memo to the applicant and Board members.

Chair Horr asked Mike Casserly, Asst. City Engineer if he had any comments.

Staff member Casserly spoke of the meeting he, David Parent, and applicants had to discuss the stockpiling locations of materials for processing and what he observed during his random inspections. He also said he had an updated memo to present to the Board based on his observations.

Mr. Parent agreed with staff member Casserly that the site meeting went well and the majority of his issues were addressed. His remaining issue is the pit bottom is lower than it is supposed to be. He believes this was done accidentally and the applicant has agreed to correct it.

Mark Curtis, Gorham Sand & Gravel discussed the following with the Board:

- recognize they are below the design elevations
- explained why they are waiting to fix the problem and when it will be corrected
- requested to have a week after receiving staff write-ups to submit revised paperwork instead of a week from tonight if they received Board approval
- disagreed with the Planning Director's last line of her draft comments under the §280-16-7.12, groundwater protection standard and explained why

Chair Horr asked staff member Casserly if he was satisfied with this agreement. Mr. Casserly read his updated memo to the Board to address his outstanding concerns.

Vice Chair McAdam asked if staff member Casserly, Mr. Parent, and the applicant were in agreement or if there were any issues the Board needed to address. Mr. Casserly pointed out the sections that he wanted direction on by the Board; discussion followed.

Chair Horr asked David Parent if he was satisfied at this time; Mr. Parent said he was.

Staff member Casserly had an additional item he wanted the Board to address.

Chair Horr asked Tom Shaw, Gorham Sand & Gravel if what was being presented tonight was acceptable; Mr. Shaw said it was.

The Board went over the Findings of Fact:

Chapter 280-15-1.3.1 Where hazardous materials are stored...and discharges of hazardous material – standard has been met.

There was no discussion by the Board on this standard.

Chapter 280-15-1.3.2 Areas for loading and unloading...designed to prevent discharges or runoff to groundwater – standard has been met.

There was no discussion by the Board on this standard.

Chapter 280-15-1.3.3 Design facilities so all hazardous materials are contained on site – standard has been met.

There was no discussion by the Board on this standard.

Chapter 280-15-1.3.4 Secondary containment where hazardous materials shall be provided – standard has been met

There was no discussion by the Board on this standard.

Chapter 280-15-1.3.5 Tanks shall meet state & federal requirements – standard is not applicable.

There was no discussion by the Board on this standard.

Chapter 280-15-1.3.6 Outdoor storage of hazardous materials shall use product tight containers which are protected – standard is not applicable.

There was no discussion by the Board on this standard.

Chapter 280-15-1.3.7 Discharge of fluids from motor vehicles shall not be permitted into/onto the ground – standard has been met.

There was no discussion by the Board on this standard.

Chapter 280-15-1.3.8 Floor drains shall be approved by the LPI prior to installation – standard is not applicable.

There was no discussion by the Board on this standard.

Chapter 280-15-1-4.1 Volume & quantity of recharge shall not increase level of contaminants entering groundwater – standard has been met.

Mr. Parent recommended adding the word 'imported' in line 2 and removing the reference to 'loam' in line 2 and identify it alone in Planner Della Valle's recommendation so it will read: "Up to 100,000 cubic yards of *imported* sand, gravel, and rock shall be stored and processed in existing locations shown on site plans outside of the 1,200' setback from Water District wells, but within the permitted 30 acre area. *Loam* shall continue to be stored in its present location as identified on the site plan."

Board member Cormier wanted to clarify that safety was the highest priority to accomplish relocating the stockpiles, and relocation of the stockpiles would be a high priority.

This discussion also applies to 280-15-6.3.4; 280-15-6.3.4; 280-16-7.1; and 280-16-7.12.

Chapter 280-15-1.4.2 Stormwater shall not increase level of contaminants entering groundwater – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-15-1.4.3 In areas not served by public sewer, no more than 1 du may be connected to subsurface waste disposal – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.1 Excavations below the high-water table – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.2 ...methods to trap sediment – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.3 Lagooning – this standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.4 The extent and type of fill shall be appropriate – standard has been met.

Refer to 280-15-1.4.1 discussion.

Chapter 280-15-6.3.5 Fill shall not restrict a floodway, channel or natural drainageway – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.6 The sides of cuts, fill, channels, or artificial watercourses shall be constructed and stabilized – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.7 No below-grade excavation...within 100 feet of...public road – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.8 No below-grade excavation...within 50 feet of...lot line – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.9 The sides of cuts, fill or channels along public roads or lot lines shall not exceed a slope of 2:1 – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-6.3.10 Adjacent lot lines of one or more owners shall be exempt from 280-15-6.3.8 and 280-15-6.3.9 if they agree in writing – standard is not applicable.

Board member Cormier asked what the two chapter references were.

Chapter 280-15-6.3.11 Permanent ground cover – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-15-6.3.12 ...suitable plan for reclamation – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.1 Utilization of the site – standard has been met.

Refer to 280-15-1.4.1 discussion.

Chapter 280-16-7.2 Access to the site – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.3 Access into the site – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.4 Internal vehicular circulation – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.5 Pedestrian circulation – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-16-7.6 Stormwater management – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.7 Erosion control – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.8 Water supply – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.9 Sewage disposal – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.10 Utilities – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.11 Natural features – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.12 Groundwater protection – standard has been met.

Refer to 280-15-1.4.1 discussion.

Chapter 280-16-7.13 Exterior lighting – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-16-7.14 Waste disposal – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.15 Landscaping – standard is not applicable.

There was no discussion by the Board for this standard.

Chapter 280-16-7.16 Shoreland relationship – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.17 Technical and financial capacity – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.18 Buffering – standard has been met.

There was no discussion by the Board for this standard.

Chapter 280-16-7.19 Airport encroachment – standard is not applicable.

There was no discussion by the Board for this standard.

Board member Connolly confirmed with Mr. Parent that he had no concerns with the public water supply if this project is approved.

Staff member Casserly asked the Board to confirm the applicant establish an inspection escrow fee of \$680.00, renewable every year and to have the applicant provide an updated autocad of the project on State plane coordinates since property lines have changed since their last submittal.

Chair Horr called for a motion.

Planner Della Valle read a suggested motion: that the Planning Board accept the staff reports on this project and in the Findings of Fact and find that the application File #17-16-R to amend the site plan permit for mineral extraction to allow importing offsite materials in specified types, amounts, and locations on the amended site plan and supporting documents; with the following changes to conditions of the August 31, 2016 approval and additional conditions modifying existing conditions #1 and #8 as follows:

- #1 – Limit the five year approval to excavate cells #1, 2, 6, and 7. If the applicant wants to expand excavation into other cells on the site, it shall be required to return to the Planning Board to amend its plan.
- #8 – That the applicant shall provide all revised documents to be consistent with the revised approval by October 27, 2016 and shall be subsequently revised, as necessary, to address staff concerns.
- Additional conditions of approval: (numbering continued from original conditions of approval)
 10. Establish an escrow account of \$680 for inspections, renewable every year.
 11. Submit an autocad plan for boundaries based on the Maine State Plane Coordinate System.
 12. That any and all review fees have been paid.
 13. That the applicant shall provide five copies of the revised final plans and documents to the Planning Department.

14. That any activity on the site shall be in compliance with any and all City codes.

Board member Cormier asked for clarification on the applicant's submittal deadline. The Board decided it would be best to give the applicant a hard date for submittal, but did change the date in the motion from October 27, 2016 to November 1, 2016.

Chair Horr made a motion to accept the motion as read by Planner Della Valle, including the submittal date change to November 1, 2016.

Board member Littlefield seconded the motion.

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

IV. OLD BUSINESS

There were no old business items.

V. MINUTES – August 17, 2016

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

Board member Connolly seconded the motion.

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

VI. PLANNING DIRECTOR'S REPORT

1. Request for Delegated Review
 - Sanford Point Residences (also known as Patriots Place) – building square footage (Tentative)

Planner Della Valle will discuss this at a later date.

2. Reminded the Board of the training meeting being held tomorrow (October 20, 2016)

VII. ADJOURN

The meeting adjourned at 9:52 P.M.