



Sanford City Council

City Council Meeting Minutes – March 3, 2015

The Sanford City Council met at 7:00 p.m. in the Chambers of the Sanford City Hall Annex on Tuesday, March 3, 2015. Those present were: **COUNCILORS:** Councilor Thomas P. Cote, Councilor Maura A. Herlihy, Councilor Joseph Hanslip, Councilor Alan R. Walsh, Councilor Richard L. Wilkins, Councilor Fred W. Smith and Councilor Victor E. DiGregorio. **CITY MANAGER:** Steven R. Buck **CITY STAFF:** Jim Gulnac, Planning Director; Sue Cote, City Clerk/Voter Registrar; James F. Nimom, Director SREGC and Paula Simpson, City Treasurer/Tax Collector

Mayor Cote called the meeting to order at 7:05 pm.

The session began with the Pledge of Allegiance followed by a moment of silence.

Roll Call: Mayor Cote performs the Council Roll Call: Councilor DiGregorio, Present; Councilor Smith, present; Councilor Wilkins, absent w/notice; Councilor Walsh, present; Councilor Hanslip, absent w/notice and Deputy Mayor Herlihy, present.

Minutes

Regular Meeting: February 17, 2015 Councilor Smith moved to approve, seconded by Councilor Walsh. The City Council voted 5-0 to approve.

Mayor's Reports/City Council Sub-Committee Reports

Mayor Cote and Chamber of Commerce President, Rick Stanley met with a group of 8th graders here in the Council Chambers as part of their Jr. High Learning Excursion.

Film Festival is progressing – scheduled for May 27th thru May 31, 2015.

Synergize Sanford has an announcement on March 26th at the Town Club from 5-7pm.

New business in the industrial park - Hawkeye

City Manager's Report

See Attached

Communications/Presentations

Public Participation

Brad Littlefield – Thanked the public works department for their hard work this winter keeping the roads clear. Mr. Littlefield also spoke about a new bill that Representative Mastraccio has brought forward. LD594 Local Option Sales Tax. He is encouraging the City to get behind this bill.

Public Hearings

The City Council will take public comment on the following:

1. A public hearing for an application for liquor license renewal for BSG INC. D/B/A: Mill 67, 67 Washington Street, Suite #3, Sanford, ME. Mayor Cote declared the public hearing open at 7:16pm. There was no one to speak for or against. The public hearing was closed at 7:16pm.
2. A public hearing for an application for liquor license renewal for Nolette's Pizza Inc. D/B/A: Famous Pizza, 597 Main Street, Springvale, ME. Mayor Cote declared the public hearing open at 7:16pm. There was no one to speak for or against. The public hearing was closed at 7:16pm.
3. A public hearing for an application for liquor license renewal for Lord's Lobster Inc. D/B/A: Lord's Clam Box 1465 Main Street, Sanford, ME. Mayor Cote declared the public hearing open at 7:16pm. There was no one to speak for or against. The public hearing was closed at 7:17pm.
4. A public hearing for an application for liquor license renewal for Sopher Corp. D/B/A: Bon Ami Catering, 457 Main Street, Springvale, ME. Mayor Cote declared the public hearing open at 7:17pm. There was no one to speak for or against. The public hearing was closed at 7:17pm.
5. A public hearing to receive comments on the temporary posting of certain roads within Sanford to a 23,000 lb. weight restriction, pursuant to M.R.S.A Title 29-A §2395. This action is being considered to protect Sanford roads during spring thaw. Mayor Cote declared the public hearing open at 7:17pm. There was no one to speak for or against. The public hearing was closed at 7:17pm.
6. A public hearing to receive comments on the amendments of the development program for the municipal tax increment financing district known as the Sanford Property Holdings Municipal Development and Tax Increment Financing District (the "District"), pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. Mayor Cote declared the public hearing open at 7:17pm. James F. Nimon, Director of the Economic Growth Council spoke in favor. Mr. Nimon gave a history on the TIF including the initial investment and infrastructure. He also gave the reason for the extension such as low returns. Councilor Smith spoke in favor on behalf of the Zoning Sub-Committee. Shawna Cook-Mueller on behalf of Sanford Property Holdings explained the documents that the Council received in their packet. She explained the process of a public hearing and a vote of the Council. Once that has happened the package will go to the State for review and approval. City Manager Buck listed key points such as a significant upfront investment of the developer and not the City, This is a 50/50 TIF which means 50% comes back to the City and 50% goes to the developer and final, if we can get other developers

in that area this may be paid off before the term expires. There was no one to speak for or against. The public hearing was closed at 7:23pm.

7. A public hearing to discuss revisions to the city's land use ordinances in order to update the cluster provision of the land use ordinances and to update the well head protection areas to accommodate a new water district well. Mayor Cote declared the public hearing open at 7:23pm. Jim Gulnac, Director of Planning discussed the amendments in the ordinance. Councilor Walsh added that the Property Sub-Committee recommends the amendments. Councilor Smith reported from the Zoning Sub-Committee and recommends approval. There was no one to speak for or against. The public hearing was closed at 7:29pm.

Consent Agenda

Mayor Cote sought comments or concerns regarding the following items. There were no comments or concerns. Consent agenda items were approved.

- 15-25.01 Ordered, to approve the following license request:
1. An application for liquor license renewal for BSG INC. D/B/A: Mill 67, 67 Washington Street, Suite #3, Sanford, ME.
 2. An application for liquor license renewal for Nolette's Pizza Inc. D/B/A: Famous Pizza, 597 Main Street, Springvale, ME.
 3. An application for liquor license renewal for Lord's Lobster Inc. D/B/A: Lord's Clam Box 1465 Main Street, Sanford, ME.
 4. An application for liquor license renewal for Sopher Corp. D/B/A: Bon Ami Catering, 457 Main Street, Springvale, ME.

Old Business

New Business

- 15-26.02 Ordered, to award a proposal for Banking Services for the City of Sanford. Councilor Walsh gave history on the reason why the City went out for RFP. Paula Simpson, City Treasurer reported and recommends that the City of Sanford award the Banking Services to Bank of Maine. Executive Vice-President Ted Scontras addressed the Council and gave a brief history of the bank. Councilor Walsh moved to approve, seconded by Councilor Smith. The City Council voted 5-0 to approve.
- 15-27.03 Ordered, to authorize amendments of the development program for the municipal tax increment financing district known as the Sanford Property Holdings Municipal Development and Tax Increment Financing District

(the “District”), pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. Councilor Walsh moved to approve including exhibit E, seconded by Councilor Smith. The City Council voted 5-0 to approve.

15-28.04 The City Council of the City of Sanford hereby ordains amendments to the City of Sanford Land Stewardship Zoning Plan with revisions to the following;

- i. Revise Table1, Street Design Guidelines, Chapter 275 Attachment 3.
- ii. Move Chapter 275 Attachment 3 Table 1 Street Design Guidelines to Chapter 272 Site Plan Article II 272-2-6E Table 1.
- iii. Amend Chapter 272-3-13 & 272-2-23 Cluster Provision.
- iv. Revise and add Appendix A Typical Roadway Sections to Chapter 272 Site Plan.
- v. Amend and add Appendix B Well head protection areas to Chapter 272 Site Plan.
- vi. Amend Chapter 280 Zoning and Chapter 275 Subdivision to reflect the changes above.

(This item must be read on two separate days. This is the first reading).

15-29.05 Ordered, to post temporary weight restrictions of 23,000 lbs. GVW on certain Sanford roads as listed, pursuant to Title 29-A §2395 and subject to enforcement pursuant to Title 29-A §2388 from this date to April 30th, 2015 unless otherwise discontinued; Councilor Walsh discussed that the property sub-committee discussed in length. Councilor Walsh moved to approve with the removal of Chick Road, seconded by Deputy Mayor Herlihy. Councilor Smith voiced his concerns regarding Philbrick Road. Councilor Walsh explained that all businesses have been contacted. The City Council voted 5-0 to approve with amendments.

Bauneg Beg Road (from North Berwick TL to Routes 202/ 11)

Beaver Hill Road (from Payne Street to Railroad Avenue)

Blanchard Road (from Lebanon TL to Sunset Road)

~~Chick Road (from Lebanon TL to Bauneg Beg Road)~~

Country Club 3 Road (from both ends on Route 4)

Deering Neighborhood Road (from Hanson's Ridge Road to Main Street/Route 109)

Elm Street (from Payne Street to Littlefield Road)

Harry Howes Road (from Oak Street/Route 11A to Hanson's Ridge Road)

Horace Mill Road (from Wells TL to Country Club 3 Road)

Littlefield Road (from Elm Street to Morrison Road)

Mount Hope Road (from Bauneg Beg Road to Twombly Road)

Payne Street (from Pleasant Street to Beaver Hill Road)

Philbrick Road (from the Lebanon TL to Routes 202/ 11)

Railroad Avenue (from Pleasant Street to Alfred TL)

Ridley Road (from Shaw's Ridge Road to Railroad Avenue)

River Street (from Cottage Street/Routes 202/4A to Shaw's Ridge Road/Route 224)

Sam Allen Road (from Horace Mill Road to Main Street/Route 109)
School Street (from Washington Street to Alfred Road/Route 4)
Stanley Road (from Main Street to Shapleigh TL)
Stebbins Road (from Witchers Mill Road to New Dam Road)
Sunset Road (from Lebanon TL to Hanson's Ridge Road)
Upper Elm Street (from Elm Street to Shapleigh TL)
Witchers Mill Road (from Route 99/Kennebunk Road to Alfred TL)

15-30.06 Ordered, to authorize the City Manager to sign a Purchase & Sale Agreement for the disposition of the former Emerson School Property. Councilor Walsh moved to approve, seconded by Councilor Smith. City Manager Buck explained the purchase and sale. The purchaser is Cumberland Farms Inc. for the amount of \$800,000.00. Mayor Cote asked citizens to look at this sale in a different light in that none of the perspective buyers wanted to rehab the current building. With this proposal the City has a good opportunity to address both sides of the street without a large cost to the tax payers. The City Council voted 5-0 to approve.

Council Member Comments

Councilor DiGregorio: None

Councilor Smith: None

Councilor Wilkins: absent

Councilor Walsh: None

Councilor Hanslip: absent

Deputy Mayor Herlihy: attended a meeting of the Maine Harness racing commission regarding the OTB. They will be moving into the Downtown after approval by the site plan review committee.

Mayor Cote: Thanked Luke Lannigan on all the work he has done to help. Drove by eco-baby here in the downtown and thought it was great to have a new business in town.

Future Agenda Items

Mayor Cote - Sign Ordinance – Zoning Sub-Committee and also discuss the issue of Trash Cans in the parks (he would like to revisit this) Property Sub-Committee.

Adjournment

Mayor Cote moved to adjourn regular meeting at 8:12 pm

Respectfully submitted by

Sherry Lord, Executive Assistant