

SANFORD PLANNING BOARD MINUTES
MEETING March 9, 2011 – 7:30 P.M.
Town Hall Annex Third Floor Chambers

MEMBERS PRESENT: Kelly Tarbox, Chair
Robert Hardison, Vice Chair
Stephen Catalano, Jr.
David Mongeau, Secretary
Matthew Perkins

MEMBERS ABSENT: Joseph Herlihy (w/notice)
Lela Harrison (w/out notice)

STAFF PRESENT: James Q. Gulnac, AICP, Planning & Development Director
Charles Andreson, P.E., AICP, Town Engineer
Shirley Sheesley, CEO

STAFF ABSENT: Michael Casserly, P.E., Assistant Engineer (w/notice)
Barbara Bucklin, Administrative Assistant (w/notice)

I. CALL TO ORDER

Chair Tarbox called the meeting to order at 7:30 P.M.

II. PUBLIC HEARINGS

1. **File #18-10-W: Sanford Property Holdings, LLC, c/o Alton Palmer, PE, Gorrill-Palmer Consulting Engineers, Inc., PO Box 1237, 15 Shaker Road, Gray, Maine.**

Chair Tarbox called for a representative to make a brief presentation.

Doug Reynolds, Gorrill-Palmer Consulting Engineers, introduced the members of the applicant's team. Mr. Reynolds described the location of the property, the size of the entire proposal, and what the previous use of the property was. Mr. Reynolds then briefly explained the proposal. Next he outlined the timeline of construction of the proposed businesses. Mr. Reynolds also detailed the water and sewer hook-ups, stormwater management, and some of the comments made at the Site Plan Review Committee meeting held earlier in the day and the changes that were made to the plan as a result of this meeting (applicant made some changes to the plan between the two meetings, and would discuss it during work session).

Chair Tarbox asked for clarification on the ownership of the property the bank would be built upon.

Chair Tarbox asked if there were any other questions; there were none.

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

Chair Tarbox asked if anyone present would like to speak in opposition of the application.

Brian McEwen, 18 Country Club Road #1, said he was not necessarily against the proposal, but he had some concerns:

- o lighting
- o the parking lot is close to his house and he is worried about security

- one of the lots will be cleared and left empty for a short time and he wanted to know if there would be some hedges or something that would stop litter/trash from blowing across the lot into his yard

Chair Tarbox asked if anyone else that was present would like to offer comments.

Mike Patterson, owner of property across Route 4 from the subject property, confirmed the lot the hotel would be constructed on and asked if the hotel deal fell through if something else could be done on the lot. The applicant replied they would come back with something else. Mr. Patterson wished the applicant luck on their project.

Chair Tarbox asked if anyone else present wanted to speak; there was no one.

Chair Tarbox closed the public hearing.

III. NEW BUSINESS

There were no new business items.

IV. OLD BUSINESS

There were no old business items.

V. APPROVAL OF MINUTES – March 2, 2011

Chair Tarbox asked Board member Mongeau if he had reviewed the minutes (the minutes tabled from the February 16, 2011 meeting along with the minutes of the February 16 & March 2, 2011 meetings).

Board member Mongeau replied he had.

Chair Tarbox called for a motion.

Vice Chair Hardison made a motion to accept the minutes (all sets).

Board member Mongeau seconded the motion.

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

VI. PLANNING DIRECTOR'S REPORT

There was no Planning Director's report for tonight's meeting.

VII. ADJOURN

The meeting adjourned at 7:47 PM. A work session immediately followed.