

SANFORD PLANNING BOARD MINUTES
MEETING May 2, 2012 – 7:00 P.M.
Town Hall Annex Third Floor Chambers
AMENDED
Amended with Corrections

MEMBERS PRESENT: Kelly Tarbox, Chair
Lela Harrison, Vice Chair
Joseph Herlihy
David Mongeau, Secretary (arrived at 7:15 P.M.)
Robert Hardison
Matthew Treadwell

MEMBERS ABSENT: John McAdam (w/notice)

STAFF PRESENT: James Q. Gulnac, AICP, Planning & Development Director

STAFF ABSENT: Charles Andreson, P.E., AICP, Town Engineer (w/notice)
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 7:00 P.M.

II. PUBLIC HEARINGS

There were no public hearing items.

III. OLD BUSINESS

1. Approval of Planning Board By-Laws

Chair Tarbox called for a motion.

Board member Hardison made a motion that the Planning Board approve the by-laws.

Vice Chair Harrison seconded the motion.

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

IV. APPROVAL OF MINUTES

There were no minutes available for tonight's meeting.

V. PLANNING DIRECTOR'S REPORT

1. Update on new Site Plan Ordinance and general code.

James Gulnac, Planning Director said that the town is holding off on sending all the changes to General Code to update the Land Use Codes. The thought behind this is to review all changes, make any editing requirements necessary to ensure accuracy, and to look for any redundant areas throughout the sections of the ordinances and combine those areas that might

be, and then forward a final revised and edited product to General Code to update the Land Use Codes online.

2. Discussion of possible over-lay zones

Staff member Gulnac said he has already spoken to the Board about reviewing the zones within the town. He would like the Board to consider using overlay zones to implement some of the goals and objectives of the comprehensive plan. Mr. Gulnac went on to identify some of the overlay zones that are currently in place – such as shoreland, airport protection, and well-head protection – and described other possible watershed zone areas that are being looked at. He also listed other overlays that are being used throughout town (Springvale Village Design, Downtown Sanford, Millyard/Brownfields, various TIF areas, and the town highway access corridors). His hope is to get these areas formalized, catalogued, and possibly adding a few others to set-up criteria on how properties under these different overlays would be reviewed.

3. May 16, 2012 agenda

Staff member Gulnac updated the Board on upcoming agendas:

- May 16: Little World Daycare
- Move June 6th meeting to May 30th: Spectrum Health Care and possibly a CDBG application
- No meetings in June

Mr. Gulnac told the Board that he gave each of them a copy of Shirley Sheesley's, CEO memo about asbestos being dumped on a property on Cottage Street owned by Mr. Elwell. He also described the receipt of a notice from the Town of Wells letting us know that an amendment is being proposed to a subdivision abutting the Town of Sanford town line.

Other topics the Board was informed about:

- Complete Streets
- Green Stormwater Management Issues
- A request to amend an approved contract zone to the Edison School project. Board members Treadwell and Harrison volunteered to be on this contract zone committee to review the request.

VI. ADJOURN

The meeting adjourned at 7:17 PM.