

SANFORD PLANNING BOARD MINUTES
MEETING August 7, 2013 – 7:00 P.M.
City Hall Annex Third Floor Chambers

MEMBERS PRESENT: Robert Hardison, Chair
John McAdam, Vice Chair
Matthew Treadwell
Lela Harrison
Joshua Howe
Richard Bergeron

MEMBERS ABSENT: Kelly Tarbox, Secretary (w/notice)

STAFF PRESENT: James Q. Gulnac, AICP, Planning & Development Director
Charles Andreson, P.E., AICP, Town Engineer
Michael Casserly, P.E., Assistant Engineer
Shirley Sheesley, Codes Enforcement Officer

STAFF ABSENT: None

I. CALL TO ORDER

Chair Hardison called the meeting to order at 7:00 P.M.

II. PUBLIC HEARINGS

There were no public hearing items.

III. NEW BUSINESS

1. **File #02-13-Z: Central Maine Power Co., c/o Mark Christopher**, TRC Engineers, 14 Gabriel Drive, Augusta.

Chair Hardison said that Maine Department of Environmental Protection (DEP) has already approved the proposal, so it is mandatory for the Planning Board to act on the project before the applicant can proceed.

Chair Hardison asked Board members if they had a chance to review the information that James Gulnac, Planning Director had sent to them. Chair Hardison then asked staff member Gulnac if an overview of the proposal is necessary; Mr. Gulnac replied no in depth review is necessary as there was no public in attendance and reiterated Charles Andreson's, City Engineer, comments in the engineer's memo that stated any engineering issues would be covered by DEP. Discussion took place on the engineering memo.

Chair Hardison asked if there were any other questions or if the Board wanted to hear anything more from the applicant. No one had any questions and no more information was needed from the applicant. Staff member Andreson highlighted some of the precautions the applicant is taking regarding natural ground vegetation.

Chair Hardison asked if there were any other questions or comments; there were none.

Chair Hardison called for a motion.

Vice Chair McAdam made a motion that the Planning Board confirm the Finding of Facts (see attached) and approve the request for a shoreland zone permit, application file #02-13-Z, and recommends the issuance of a shoreland permit subject to the following conditions:

1. Any and all outstanding review fees are paid.
2. That the applicant complies with any and all local and state building and fire safety codes; this also includes complying with the DEP permit.

Board member Harrison seconded the motion.

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

IV. OLD BUSINESS

There were no old business items.

V. APPROVAL OF MINUTES – February 6, 2013

Chair Hardison called for a vote. He said that Board member Tarbox has reviewed the minutes and a minor change has already been made (replaced Board member Herlihy with Bergeron).

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

Board member Treadwell seconded the motion.

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

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURN

The meeting adjourned at 7:10 PM to go into work session.

Attachment to August 7, 2013 Minutes

There are no Public Hearing Items

*Finding of Facts for New Business Item #1
File #02-13-Z: Central Maine Power Transmission Line*

- The application has been classified as 'public utility' under the zoning ordinance and is permitted with review.
- The CEO further classified the project as 'minor'.
- The application has been classified as 'essential service' under the shoreland zone ordinance by the CEO and is a permitted use with Planning Board approval required.
- Section 270-14 provides that the applicant demonstrates there is no reasonable alternative and minimize any adverse impacts to surrounding uses and resources, including visual impacts.
- Section 270-15C of the shoreland ordinance provides the guidelines for the review.
- The cover letter submitted with the application provides information concerning the specific requirements itemized above in Section 270-14 A-S.
- It appears that all other conditions required for a shoreland permit have been complied with and that the Planning Board confirms that there is no reasonable alternative and the transmission line must cross undeveloped areas for approximately two miles to join with the existing transmission corridor.

There are no Old Business Items