

**SANFORD PLANNING BOARD MINUTES**  
**MEETING September 21, 2011 – 7:30 P.M.**  
**Town Hall Annex Third Floor Chambers**

**MEMBERS PRESENT:** Kelly Tarbox, Chair  
Robert Hardison, Vice Chair  
Stephen Catalano, Jr.  
Lela Harrison  
Matthew Perkins

**MEMBERS ABSENT:** Joseph Herlihy (w/notice)  
David Mongeau, Secretary (w/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)

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**I. CALL TO ORDER**

Chair Tarbox called the meeting to order at 9:00 P.M.

**II. PUBLIC HEARINGS**

There were no public hearing items.

**III. NEW BUSINESS**

There were no new business items.

**IV. OLD BUSINESS**

1. **File #04-11-W: Ronald K. DeCola, d/b/a Brady Sullivan Properties, 670 North Commercial Street, Manchester, New Hampshire.**

This application was removed from the agenda before the meeting. This item will be moved to the October 5, 2011 meeting date.

2. **File #35-06-W: Michael Gallo, d/b/a Tenori Properties, LLC, PO Box 241, Sanford, Maine.**

After work session, the Board called the meeting to order.

Chair Tarbox said after work session discussion, the Board was comfortable with the changes being requested to the site plan, but wanted to forward the request to the Town Council for input on the contract zone portion of the application. The changes being requested are to:

- Clearly state the maximum number of bedrooms permitted per unit as three (3)
- Remove the references to a minimum age of fifty-five (55)

Chair Tarbox called for a motion.

Vice Chair Hardison made a motion that the Planning Board recommend to the town council and report that the changes requested by Mr. Gallo do not materially affect the site plan and refer the request to the town council for review of the contract.

Board member Catalano, Jr. seconded the motion.

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

- 3. File #999-09-T(3): The Planning Director is requesting** that the Planning Board review and approve a reorganization of the Land Use Codes of the Town of Sanford's Code. The land use section currently consists of Chapter 265, Floodplain Management; Chapter 270, Shoreland Zoning; Chapter 275, Subdivision; and Chapter 280, Zoning. The reorganization would revise the subdivision and zoning chapters and create a chapter entitled Site Plan with a suggested number of 272. This is a continuation from the September 14, 2011 meeting.

Chair Tarbox called for a motion.

Vice Chair Hardison made a motion that the Planning Board has reviewed and approved a reorganization of the Land Use Codes of the Town of Sanford's Code. The land use section currently consists of Chapter 265, Floodplain Management; Chapter 270, Shoreland Zoning; Chapter 275, Subdivision; and Chapter 280, Zoning. The reorganization would revise the subdivision and zoning chapters and create a chapter entitled Site Plan with a suggested number of 272.

Board member Catalano, Jr. seconded the motion.

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

**V. APPROVAL OF MINUTES – July 20, 2011; August 17, 2011; and September 7, 2011**

These sets of minutes were not ready for approval.

**VI. PLANNING DIRECTOR'S REPORT**

There was no Planning Director's report.

**VII. ADJOURN**

The meeting adjourned at 9:03 PM.