SANFORD PLANNING BOARD MINUTES
MEETING – November 6, 2019 – 6:30 P.M.
City Hall Annex Third Floor Chambers

MEMBERS PRESENT: Jennifer Georgius, Chair
Lenny Horr, Vice Chair
Jace Clarke, Secretary
John McAdam
Thomas Morgan

MEMBERS ABSENT: Dianne Connolly (w/notice)
Elizabeth Kilkenny (w/notice)

STAFF PRESENT: Elizabeth Della Valle, AICP, Director of Planning & Development
Michael Casserly, Asst. City Engineer
Barbara Bucklin, Admin. Asst., Planning Department

STAFF ABSENT: Joseph Scala, Planner (w/notice)

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I. CALL TO ORDER

Chair Georgius called the meeting to order at 6:31 PM.

II. OPENING STATEMENT

Chair Georgius overviewed meeting procedures.

III. MINUTES

There were no minutes for approval.

IV. HEARINGS and BUSINESS

1. **File #41-19-S: Curley & Young Investments, LLC, c/o Andrew S. Morrell,** BH2M, 28 State Street, Gorham, Maine.

   Chair Georgius called for a representative to present the project.

   Planner Della Valle overviewed the Site Plan Review Committee's (SPRC) review that took place on Tuesday November 5.

   Andy Morrell, BH2M, representing the applicant gave an overview of the project, Oliver's Fields:
   - 9-lot commercial subdivision
   - 88-acre lot between Route 4 and New Dam Road
   - Portion being used by the Winding Brook Turf Farm
   - Proposing 4 softball fields and 4 baseball fields, parking, and maintenance/training building
   - Remaining 7 lots will be for commercial use and will be accessed by an access road, approximately 1,000 feet long, which will be a private road built to city's standards
   - Public water will be used
   - Underground utilities

- Subsurface wastewater disposal will be proposed for each lot
- Recreational uses on site such as walking paths, picnic areas, etc.
- Will require a site location permit with Maine DEP
- Stormwater collected in multiple ways
- Have received DOT entrance permit from Route 4
- No stream on property even though it is shown on the GIS

Tim Curley, one of the applicants, is excited to bring youth sports to the area. He believes this is a good location for this project and is hoping it will bring other youth teams from other areas.

Chair Georgius asked if there were any questions from the Board.

Vice Chair Horr asked if the remaining lots were going to be residential.

Board member Clarke confirmed the property is in the Rural Mixed Use Zone.

Discussion took place on the types of activity that can take place in the Rural Mixed Use Zone that will complement the recreational use being proposed and the process that would need to be taken to allow uses that are not currently allowed under our ordinance.

Chair Georgius asked what the target date was for opening the ball fields.

Board member Clarke asked if there were any concerns regarding traffic and safety.

Planner Della Valle informed the applicant that the Board will have to apply the parking standard to the largest anticipated use for the project.

Vice Chair Horr asked where the access road came out onto Route 4.

Planner Della Valle pointed out a couple of details:
- this is a 9-lot subdivision
- new legal frontage has to be provided for the proposed subdivision

Chair Georgius asked if there were any other questions.

The Board directed the applicant to work on the preliminary subdivision based on the concept they presented and addressing the items brought up at the SPRC and Planning Board meetings.

2. **File #03-19-R: R. Pepin & Sons Inc., c/o Matthew Pepin,** P.O. Box 729, Sanford, Maine.

   This item will remain on the table.

V. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

Planner Della Valle updated the Board on the following:
- Reminded the Board there are three members up for reappointment
- SMPDC training held on October 30; it was streamed so if Board members wish to view it, they can

- December meeting schedule: first meeting on the 4th, do they want to hold a second meeting or have a holiday party instead. Tentatively schedule the 18th for the holiday party

VI. COMMUNICATIONS

Discussion took place on the city council elections held on November 5.

VII. ADJOURN

The meeting adjourned at 7:21 P.M. and went into work session.

Jace Clarke 12/4/19

Jace Clarke
Secretary, Planning Board

Date

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