

**SANFORD PLANNING BOARD MINUTES  
MEETING – December 4<sup>th</sup>, 2019 – 6:30 PM  
Town Hall Annex Third Floor Chambers**

**MEMBERS PRESENT:** Jennifer Georgius, Chair  
Lenny Horr, Vice-Chair  
Jace Clark  
Thom Morgan  
Dianne Connolly  
Jack McAdam

**MEMBERS ABSENT:** Elizabeth KilKenny - Excused

**STAFF PRESENT:** Elizabeth Della Valle AICP, Director of Planning & Development  
Joe Scala, Planner  
Michael Casserly, Assistant City Engineer  
Kate Bangert, Administrative Assistant Planning & Development

.....  
**I. CALL TO ORDER**

Chair Georgius called the meeting to order at 6:30 PM.

**II. OPENING STATEMENT**

Chair Georgius overviewed meeting procedures and agenda.

**III. 2020 PLANNING BOARD MEETING CALENDAR**

Chair Georgius motions to approve the 2020 calendar; Member Morgan seconded the motion.

Motion passed 6-0-1 (Kilkenny absent)

**IV. MINUTES**

**November 6<sup>th</sup>, 2019**

Chair Georgius made a motion to approve the minutes as written. Board member Morgan seconded the motion.

Motion passed 5-0-2 (Board member Connolly abstained because she was not at the meeting)

**October 2<sup>nd</sup>, 2019**

Member Connolly made motion to amend meeting minutes, strike out parenthesis that Member Horr arrived at 6:33 PM and approve meeting minutes.

Jace Clark Seconded the motion

Motion passed 6-0-1 (KilKenny absent)

**July 17<sup>th</sup>, 2019**

Member McAdam made motion to approve the minutes as written. Board member Morgan seconded the motion.

Motion approved 5-0-2 (Chair Georgius absent at July meeting and Member KilKenny absent)

**V. PUBLIC HEARINGS:**

- 1. New Business: File #42-19-S: Hillside Properties, LLC**, 198 Saco Avenue, Old Orchard is requesting amendment to phasing of the major subdivision known as Hillside Crossing and submission of new performance guarantees for the original approval of major subdivision on property owned by the applicant and located off Railroad Avenue in Springvale (Tax Map R6, Lot 69A, Urban Zone).

Chair Georgius opened the public hearing. No one spoke in favor or opposition to the requested amendment and Chair Georgius closed the public hearing.

Ethan Scott spoke in favor of the proposal to change the phasing from two to three and gave an overview of the completed roadways from Springhill Dr to Signal st.

Board member Connolly asked Mike Casserly about traffic issues in regards to the location and current traffic patterns.

Board member Connolly asked if the sidewalks would stay the same where Railroad Ave and Signal St intersect.

Chair Georgius asked if site plan changes have occurred.

Board member Connolly asked what the plan is for future landscaping.

Chair Georgius also asked about the landscaping and expected finish date of September 2020.

Vice-Chair Horr asked about the price of homes.

Planning Director Della Valle reviewed and finalized Finding of Facts for Hillside Properties

Member McAdam made motion to approve the Finding of Facts for Hillside Properties, Member Morgan seconded this motion.

Motion Approved 6-0-1 (Member Kilkenny absent)

- II. New Business: File #43-19-S: Ocean Heritage Builders, LLC**, 198 Saco Avenue, Old Orchard is requesting an amendment of the phasing for a major subdivision known as Rock Pond Estates and submission of new performance guarantees for the original approval of a major subdivision on property owned by the applicant and located off Patriots Lane in Sanford (Tax Map R15, Lots 67F & 67G, Contract Zone).

Ethan Scott requested an amendment to increase the number of phases of the project from 3 to 6 to prevent deterioration of roadwork and site work.

Chair Georgius opened the public hearing. No one spoke in favor or opposition to the requested amendment and Chair Georgius closed the public hearing.

Chair Georgius asked about current occupancy and absorption rate

Planner Scala asked Scott about the ten-thousand dollar agreement for an ambulance

Planner Scala asked Scott about \$10,000 agreement required as part of the original approval of the major subdivision.

Planning Director Della Valle reviewed and finalized Finding of Facts for Rock Pond Estates

Member McAdam made motion to approve the Finding of Facts for Rock Pond Estates, Member Morgan seconded this motion.

Motion approved 6-0-1 (KilKenny absent)

**III. Old Business: File #03-19-R: R. Pepin & Sons Inc., c/o Matthew Pepin, P.O. Box 729,** Sanford is requesting major site plan approval for a 5-year mineral extraction permit at its current site on property leased by the applicant and located at 245 Old Mill Road in Sanford (Tax Map R11, Lots 4, 5, 7A, 10C and 10A; Rural Residential Zone). (The public hearing was held and closed and the item was tabled at the August 7, 2019 meeting.)

Director Della Valle informed the Board that the Site Plan Review Committee reviewed and tabled the application at the Tuesday December 3<sup>rd</sup> meeting. R. Pepin & Sons Inc. request will remain on the table.

## VI. PLANNING DIRECTORS REPORT

Director Della Valle discussed the 2019 Brownfield's Conference

## VII. ADJOURN

Chair Georgius made the motion to adjourn the meeting at 07:22 PM.

Board member Connolly seconded the motion.

Motion approved 6-0-1 (KilKenny absent)

  
\_\_\_\_\_  
Jace Clark, Secretary

1/8/20  
\_\_\_\_\_  
Date