

Planning and Development

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City of Saco, ME

Minutes

Planning Board

Tuesday, December 3, 2019

City Hall Conference Room

Present: Chair Neil Schuster; Don Girouard; Joyce Leary Clark; Alyssa Bouthot

Excused: Peter Scontras; Jeff Brochu; Matt Provencal

Also Present: Emily Cole-Prescott, City Planner; Isabelle Oechsle, Program Coordinator; Dave Pendleton, Deputy Fire Chief; Members of the ZOR Steering Committee

Note: Regular meeting is audio recorded. Audio records will be posted to the City's website, available for public review.

Workshop – 5:00 PM

1. Zoning Ordinance Revision

6:00 PM – Regular Meeting

1. Call to Order: Chair Neil Schuster called the meeting to order at 6:11 PM.
2. Review Minutes of Previous Meeting: November 19, 2019: **Joyce Leary Clark moved to accept the minutes as presented. Alyssa Bouthot seconded, and the motion passed unanimously.**
3. New Business, Tabled Items & Public Hearings –
 - a. Request for Planning Board Recommendations – City Street Acceptance Requests:
 - i. Frances Libby Way

Overview: Emily Cole-Prescott provided update regarding this request. Staff recommended tabling review of acceptance requests for Ocean Greens Drive, Country Club Drive, and Caroline Way until a further meeting. Emily Cole-Prescott provided overview of the request for acceptance of Frances Libby Way. The applicant has completed punch list items from the Public Works Department and plans to plant street trees in the Spring per an agreement that will be established between applicant and the Parks & Recreation Department.

Public Hearing: **Don Girouard moved to open the public hearing. Alyssa Bouthot seconded, and the motion passed unanimously. No members of the public chose to speak. Don Girouard moved to close the public hearing. Alyssa Bouthot seconded, and the motion passed unanimously.**

Action: Don Girouard moved, pursuant to Chapter 186 of the City’s ordinances, that the Planning Board forward a positive recommendation for Frances Libby Way street acceptance to the City Council, with the condition that legal review is completed, and the street trees financial guarantee is coordinated before City Council review. Alyssa Bouthot seconded, and the motion passed unanimously.

- b. 193 Flag Pond Road (Map 92 Lot 19): Final Subdivision Review – Application Review & Public Hearing – 4-lot subdivision off Flag Pond Road
 - Applicant: Great Lots of Maine, LLC
 - Zone: C-1

Overview: Emily Cole-Prescott provided overview of this application. She is recommending that the Board adds additional conditions of approval should they approve this subdivision.

Application Completeness: Alyssa Bouthot moved to find the application for final subdivision review complete. Joyce Leary Clark seconded, and the motion carried unanimously.

Applicant’s Presentation: Paul Hollis, Great Lots of Maine, LLC, further explained his application and how he has worked to fulfill the conditions of approval from preliminary approval by this Board.

Public Hearing: Alyssa Bouthot moved to open the public hearing. Joyce Leary Clark seconded, and the motion passed unanimously. The following members of the public chose to speak:

- Dennis & Shelly Ganem, 193 Flag Pond Road

Alyssa Bouthot motioned to close the public hearing. Joyce Leary Clark seconded, and the motion passed unanimously.

Discussion: The Board discussed various environmental concerns with the applicant, including location of possible vernal pools and the sites location in relation to a superfund site. The Board discussed the possibility of conditioning additional well-testing after the new wells are drilled (and giving those test results to potential buyers) and possibly conditioning that filtration systems are added to the wells to filter out possible contaminants. Board discussed granting a waiver to allow the applicant to use overhead utilities, rather than underground which is preferable.

Action: Don Girouard moved to waive Section 10.15.2, to allow connection to existing overhead utilities on Flag Pond Road. Alyssa Bouthot seconded, and the motion passed 3-1 with Joyce Leary Clark opposed.

Joyce Leary Clark moved to approve the final subdivision plan for 193 Flag Pond road per the findings of fact and conditions of approval dated December 3, 2019, with the additional conditions as discussed at this meeting. Alyssa Bouthot seconded, and the motion carried unanimously.

4. Old Business & Other Discussion
5. Adjournment