

## Planning and Development

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### Minutes

#### Planning Board

Tuesday, October 22, 2019

City Hall Auditorium

5:30 PM – Special Meeting

Present for the Board: Jeff Brochu, Peter Scontras, Alyssa Bouthot (Acting Chair), Matt Provencal, Joyce Leary Clark

Also Present: Emily Cole-Prescott, City Planner; Isabelle Oechsle, Program Coordinator; Denise Clavette, Planning & Development Director; Jessa Berna, Business Development Specialist; Jim Katsiaficus, City Consulting Attorney; approximately 50 members of the public

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

Call to Order: Acting Chair Alyssa Bouthot called this meeting to order at 5:37 PM.

Zoning Ordinance Revision Project: Emily Cole-Prescott provided a presentation about the Zoning Ordinance Revision. **Jeff Brochu moved to open the public hearing. Peter Scontras seconded, and the motion carried unanimously.**

The following chose to speak about the proposed zoning ordinance revision. *This is meant to provide a list of people who spoke. Please refer to the recording for more details.*

- *John Tandon, 137 Simpson Road*
- *Patrick Fennell, 745 Portland Road*
- *Linda Fenderson, 97 New County Road*
- *Roger Gay, Ward 2 City Councilor*
- *Denise Clavette, Planning & Development Director, read correspondence from Councilor Nathan Johnston*
- *Ray Bergeron, 755 Portland Road*
- *Scott Edmunds, attorney representing clients along Portland Road*
- *Anthony Armstrong representing folks who live on Ocean Park Road*
- *Beth Johnston, 62 Pleasant Street*
- *Tom Hardy, 25 Cross Street*
- *Don Viger, 235 North Street*
- *Denise Clavette, Planning & Development Director, read a letter from Erik Rist*

Denise Clavette, Planning & Development Director, spoke about the ongoing process for this project.

Acting Chair Alyssa Bouthot requested that City Planner Emily Cole-Prescott respond to some of the public's questions and concerns.

- District Name: Emily Cole-Prescott explained that the term “Rural Residential” was applied to what is currently the C-1 District, but in general, uses are not substantially changing. The purpose of the zone is still primarily rural and agricultural with much conserved land, not to promote residential development. Zone boundaries have also remained the same as the current C-1 District. The Planning Board could direct Staff to rename the district to “Rural Conservation” or something similar.
- Portland Road District: The intention of the consolidation was not to lose uses. Staff will review and address the concerns raised about gas station and convenience store uses. The entire Portland Road District as proposed will allow for master planned development (currently only in the MU-3 District).
- Historic Preservation/Historic District: There is no intention with this revision to take away from the character in the District.

Board Discussion: There was discussion about the timing of the project and process. There was discussion about single family homes restricted in the proposed Portland Road District. There was also discussion about having retail on the first floor of downtown development.

Jessa Berna, Business Development Specialist, said that the ordinance as proposed tonight would not allow single-family homes in the Portland Road district. The intention there was to control traffic and sprawl in general. If the Board desired, perhaps a compromise could be reached through a conditional use review for single family homes in that district?

The Board directed Staff to review options for a conditional use permitting process for single-family residences in specific situations.

*The Board continued the hearing, with the following residents speaking:*

- *Patrick Fennell, resident of 745 Portland Road*
- *Scott Edmunds*
- *Anthony Armstrong*

**Peter Scontras moved to close the public hearing. Matt Provencal seconded, and the motion carried unanimously.**

There was question as to adult business uses in various zones. There was also question as to the expediency of the process.

Emily Cole-Prescott mentioned that mobile home park overlay has been removed and instead been added as an option in the proposed Portland Road District, though the Board could direct staff to add overlays (so that mobile home parks could be only in overlays). The Board directed Staff to retain current mobile home park overlays from existing ordinances and zoning map. After discussion, the Board also directed Staff to review and add Mr. Waterhouse’s proposal to rezone his property into the HDR District per correspondence at tonight’s meeting.

The Board discussed a list of subsequent amendments to be reviewed at future meetings: footnote 17 from existing Table 412-1; adult use businesses in proposed use table; proposed lighting standards of Article 604.

The suggested motion in the Board's packet allows the Planning Board to direct City staff to draft a report (to be reviewed on the 29<sup>th</sup>) to be recommended to the City Council.

**Joyce Leary Clark moved to direct City staff to complete a draft report for the purposes of the Board to review at their October 29<sup>th</sup> meeting regarding the City's draft zoning, subdivision, and site plan ordinances incorporating the list discussed at tonight's meeting. Matt Provencal seconded.** Emily Cole-Prescott reviewed the list discussed at tonight's meeting. **The motion passed 3-2, with Peter Scontras and Jeff Brochu opposed.**

**Joyce Leary Clark moved to recommend that staff look at the subsequent amendments list discussed at this meeting, Jeff Brochu seconded. Motion carried unanimously.**

Adjourned at 8:20 PM.